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S.F. PLANNING COMMISSION
NOTICE OF MEETING & CALENDAR

1999

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SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

JAN - 5 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, January 7, 1999
1:30 PM

Regular Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 97.856E (NISHIMURA)
FISHERMAN'S WHARF HOTEL, 455 BEACH STREET AND 550 NORTH POINT STREET, between Taylor and Jones Streets; Lot 15 in Assessor's Block 22; within a C-2 (Commercial Business) District, Waterfront Special Use District No. 2, the Northeast Waterfront Area and a 40-X Height and Bulk District. **An appeal of a Preliminary Negative Declaration** published on August 22, 1998, for proposed new construction of a four-story, 40-foot tall hotel with 255 rooms, and approximately 2,000 square feet of ground floor restaurant, 1,000 square feet of cocktail lounge and 5,000 square feet of conference area on a 38,500 square-foot lot after demolition of a vacant two-story retail building. Approximately 37 parking spaces would be provided in a subterranean parking garage with its access and a passenger loading/unloading area off of North Point Street. One off-street loading space would be accessed on the Beach Street side of the building. The proposed project would require Conditional Use Authorization by the Planning Commission for a new hotel use in a C-2 District pursuant to Planning Code Section 303.
(Continued from Regular Meeting of December 3, 1998)
(Proposed for Continuance to February 11, 1999)
2. 98.360C (LIGHT)
745 CLEMENT STREET, south side, corner of 9th Avenue; Lots 31 and 31A in Assessor's Block 1440: -- Request for Conditional Use authorization to allow the conversion of a former movie theatre use to retail, business, and professional service uses under Planning Code Section 716.11 for developments with lot sizes of 5,000 square feet or more, under Section 716.21 for non-residential use sizes of 2,500 square feet or more, under Section 716.40 for retail uses on the second floor, and under Section 716.53 for business or professional services on the second floor, in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 10, 1998)
(Withdrawn)
3. 98.589D (WASHINGTON)
3630-22ND STREET, north side between Sanchez and Church Streets, Lot 010 in Assessor's Block 3620 -- Request for Discretionary Review of Building Permit Application No. 9806887, proposing to construct a new detached residential structure on the front half of an existing parcel of land in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of December 10, 1998)
(Withdrawn)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the

meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Move back to City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, January 21, 1999.
5. Consideration of adoption - draft minutes of 12/10/98 and 12/17/98.
6. Consideration of adoption - Commission meeting dates for 1999.

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
9. INFORMATIONAL (BADINER)
Urban Design Element of the General Plan - Informational Presentation on the Urban Design Element for Commission background.
Note: No action will be taken by the Commission on this matter.
10. INFORMATIONAL (CHIONG)
Update on Building Permit Application Nos. 9602145, 9602144, and 9602143 - to install retaining walls and modify the interior and exterior of previously approved building permits for new construction of three single-family dwellings on Kensington Way.
Note: No action will be taken by the Commission on this matter.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - TESTIMONY ON ITEMS 7a. & 7b IS LIMITED TO THE LANGUAGE OF THE FINDINGS AND FINAL MOTION

- 11a. 97.750A (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Request for a Certificate of Appropriateness for a seismic retrofit, adaptive reuse and rehabilitation project to accommodate the New Asian Art Museum pursuant Article 10 of the Planning Code. Adoption of California Environmental Quality Act (CEQA) findings and statement of overriding consideration pursuant to the CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code. This property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.
(Continued from Regular Meeting of December 10, 1998)
Note: On December 10, 1998 following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote of +6 to -1.

- 11b. 97.750R (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Planning Commission review of the seismic retrofit, adaptive reuse and rehabilitation project to determine whether the proposal conforms with the San Francisco General Plan. Adoption of California Environmental Quality Act (CEQA) findings and statement of overriding consideration pursuant to the CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code. The property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.
(Continued from Regular Meeting of December 10, 1998)
Note: On December 10, 1998 following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote of +6 to -1.

F. REGULAR CALENDAR

- 12a. 98.819CV (GORDON)
319 11TH STREET, northeast side of 11th Street, between Folsom and Harrison Street, Lot 29 in Assessor's Block 3520 -- Request for a Conditional Use Authorization to allow the expansion of an existing office use in a landmark building (City Landmark #199) per Planning Code Sections 816.48 and 803.5(c) in the SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of December 17, 1998)
- 12b. 98.819CV (GORDON)
319 11TH STREET, northeast side of 11th Street, between Folsom and Harrison Street, Lot 29 in Assessor's Block 3520, in a SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to convert approximately 7,700 square-feet of occupied floor area of the subject building (mezzanines will also be added) from arts production, traffic school and service uses to general office use without providing the required off-street parking. Existing uses to remain on the site include general office and office support, totaling approximately 5,325 square-feet (occupied floor area) of space.
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of December 17, 1998)
13. 98.883C (YOUNG)
3306 MISSION STREET, corner of Mission Street and 29th Street; Lot 54 in Assessor's Block 6635: Request for Conditional Use Authorization under Sections 186.1(b) and 781.5(c) of the Planning Code, to extend the hours to 4 a.m., a Cabaret Permit by Police Code, of an existing Large Fast-Food Restaurant within the Moderate-Scale Neighborhood Commercial District (NC-3), a 40-X Height and Bulk District, and the Mission Street Fast-Food Subdistrict.
14. 98.853C (MARTIN)
539 BRYANT STREET, southwest corner of Bryant and Zoe Streets, Lot 041, Assessor's Block 3776 -- Request for Conditional Use Authorization under Sections 817.73 and 227(h) of the Planning Code to install a total of three (3) building mounted panel antennas attached to the building at three separate locations, with equipment cabinets being installed adjacent to an elevator penthouse, as part of a wireless communication network in an SLI (Service/Light Industrial) District and 50-X Height and Bulk Districts.
15. 98.975C (PEPPER)
1025 FILLMORE STREET, northwest corner at McAllister Street (El Bethel Arms), Lot 021 in Assessor's Block 0774: -- Request for Conditional Use authorization under Sections 712.83 and 209.6(b) of the Planning Code to install three antennas and two equipment

cabinets on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and RM-4 (Residential, Mixed, High Density) District and 40-X and 50-X Height and Bulk Districts.

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

- i6. 98.874D (FALLAY)
21, 29, AND 39 VILLA TERRACE, east side between Twin Peaks Boulevard and Clayton Street, Lots 009, 010 and 012 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application Nos. 9812719, 9812720 and 9812721, proposing to construct a three-story, single-family dwelling on each of the three newly created lots in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of November 12, 1998)
17. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of November 19, 1998)

Adjournment: _____

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

JAN 11 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, January 14, 1999
1:30 PM

Regular Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
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Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.798C (ALVIN)
2730 21st STREET, northeast corner of Bryant and 21st Street, Lot 24 in Assessor's Block 4087: Request for Conditional Use Authorization to delete Condition No. 3 of Planning Commission Resolution No. 9074 thereby allowing live entertainment to a bar where a conditional use authorization was granted to allow a closing time of 2 a.m. within the RM-1 (Residential Mixed District Low Density) and 40-X Height and Bulk District.
(Proposed for Continuance to January 28, 1999)
- 2a. 98.757CV (OMOKARO)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing.
(Proposed for Continuance to January 28, 1999)
- 2b. 98.757CV (OMOKARO)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. **OFF-STREET PARKING VARIANCE SOUGHT:** The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine requires approximately 13 off-street parking spaces.
(Proposed for Continuance to January 28, 1999)
3. 98.523E (GLASNER)
1880 LOMBARD STREET, (Proposed Residential/Commercial Development). The proposal is to construct one building on a 16,500 square foot lot at the corner of Buchanan Street after demolition of the present fast-food establishment (Assessor's Block 494, lot 12). The proposal is to construct parking for 46 parking spaces at the basement level and 3 parking spaces at street level, 11,000 square feet of retail space at the street level, and two levels above with 27 residential units (about 22,900 square feet). Loading for the commercial occupancy would be on Buchanan Street. The project height would not exceed 40 feet, and would have a total gross area of about 60,600 square feet. This would be constructed after the demolition of the existing 2,300 square foot building with drive through. Vehicle access to the parking garage would be via Lombard Street. This proposed project is located in an NC-3 (Moderate Scale, Neighborhood Commercial) zoning district.
(Proposed for Continuance to February 4, 1999)
4. 98.266E (MALTZER)
1890 BRYANT STREET, (Office Building). **An appeal of Preliminary Negative Declaration** published for the proposed addition to and adaptive reuse of an existing three-story, approximately 106,200 square foot vacant building at 1890 Bryant Street, formerly part of the

Best Foods complex. The project site is on the north side of Mariposa Street, extending from Bryant Street to Florida Street; Assessor's Block 3970, Lots 3 & 4. Two stories would be added to the existing structure, bringing the roof of the proposed building to a height of 65 feet, as measured from Bryant Street. The entire building would be converted from vacant food manufacturing to 122,500 square feet of office use, with 134 tandem parking spaces at the basement and mezzanine level. The project would be considered by the Planning Commission as a Planned Unit Development, and would require exceptions to Planning Code parking requirements and bulk limits, as well as authorization under Planning Code Section 321 as an office development. The project site is within the Greater Northeast Mission Industrial Zone (NEMIZ).

(Proposed for Continuance to February 18, 1999)

- 5a. 98.329C (ANDRADE)
466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270 - Request under Planning Code Section 216(b) for conditional use authorization to construct a ten-story hotel with approximately 91 guest rooms and having up to 53,000 square feet of area on a vacant lot in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District.
(Proposed for Continuance to February 18, 1999)

- 5b. 98.329X (ANDRADE)
466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270- Request for Determination of Compliance and Exceptions under Planning Code Section 309 for the construction of a ten-story hotel exceeding 75 feet in height with approximately 91 guest rooms and for exception from the bulk requirements of Section 270 and 272; and exception from the height requirements of Section 263.8. A Director's Report and Recommendation regarding the exceptions will be available Monday January 4, 1999. The Project is located in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District.
(Proposed for Continuance to February 18, 1999)

6. 98.928D (LINDSAY)
1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 -- Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into two units without permit in a RH-3 (House, Three-Family) District.
(Proposed for Continuance to May 13, 1999)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Move back to City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, January 21, 1999.

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
10. INFORMATIONAL (BADINER)
Downtown Area Plan of the General Plan - Informational Presentation on the Downtown Area Plan for Commission background.
Note: No action will be taken by the Commission on this matter.

E. CONSENT CALENDAR

11. 98.243C (SMITH)
1351 GRANT AVENUE, west side between Green and Vallejo Streets; Lot 2 in Assessor's Block 131 - Request for Conditional Use Authorization under Sections 722.41 and 722.42 of the Planning Code, to allow a full-service restaurant and bar of approximately 3,400 square feet within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District.
Note: After a Motion of Disapproval failed to carry by a vote of +2 (Commissioners Antenore and Mills) to -3 (Commissioners Chinchilla, Theoharis, and Joe), following public testimony, the Commission Closed Public Comment. At the direction of Commission President Chinchilla, absent Commissioners Hills and Martin would review the official transcript and all pertinent information prior to casting their vote.
(Continued from Regular Meeting of December 17, 1998)

F. REGULAR CALENDAR

12. 98.763C (LINDSAY)
955 GREEN STREET, south side between Jones and Taylor Streets, Lot 27 in Assessor's Block 127 - Request for authorization of Conditional Use to allow parking in excess of accessory amounts, pursuant to Planning Code Section 157, in conjunction with the proposed construction of a seven-unit residential building (seven off-street parking spaces required, 11 spaces permitted as accessory parking, 20 spaces requested) in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.
13. 98.809C (KEYLON)
2161 SUTTER STREET, south side between Pierce and Steiner Street, Lot 5 in Assessor's Block 682 - Request for Conditional Use Authorization to establish an 18-bed residential care facility (defined by Planning Code Section 790.50 as Other Institution, Large) for ambulatory mentally disordered adults in an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.
(Continued from Regular Meeting of December 10, 1998)
- 14a. 98.875CV (OMOKARO)
3640 BUCHANAN STREET, southeast corner of Buchanan and North Point Streets; Lot 003 in Assessor's Block 0459 --- Request for Conditional Use Authorization under Section 711.11 and 711.21 of the Planning Code to allow a new second floor office space (approx. 2,717 square feet) in the existing interior high space of the two-story designated Landmark No. 58, San Francisco Gas Light Co. building in a Small-Scale Neighborhood Commercial District (NC-2) and 40-X Height and Bulk Designation. Section 711.11 and 711.21 of the Planning Code requires conditional use authorization for non-residential uses in NC-2 districts with a gross floor area of 4,000 square feet and above and lot area of more than 10,000 square

feet. The total lot area of the subject property is approximately 13,479 square feet with a gross floor area of approximately 8,000 square feet.

(Continued from Regular Meeting of December 17, 1998)

- 14b. 98.875CV (OMOKARO)
3640 BUCHANAN STREET, southeast corner of Buchanan and North Point Streets; Lot 003 in Assessor's Block 0459 --- OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new second floor space (approx. 2,717 square feet) containing two office spaces of 200 square feet and 1,716 square feet, common storage room, elevator room, duct shaft room, toilet and stairs in the existing interior high space of the two-story designated Landmark No. 58, San Francisco Gas Light Co. building. The proposal also includes seismic upgrade of the building to comply with the city's unreinforced masonry requirements, accessibility and exiting. The new office spaces (approx. 1,916 square feet) requires four off-street parking spaces. The proposal does not provide the required parking.
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of December 17, 1998)
15. 98.777C (HING)
1724 HAIGHT STREET, north side near Cole Street, Lot 35 in Assessor's Block 1229. Request for authorization of Conditional Use to add rear outdoor seating (defined as an outdoor activity area under Planning Code Section 790.70) to an existing Large Fast Food Restaurant within the Haight Street Neighborhood Commercial District.
16. 98.387C (ALVIN)
425 FOLSOM STREET, south side of Folsom Street, between Fremont and 1st Streets, lot 29 in Assessor's Block 3748: Request for a Conditional Use authorization to establish a compressed natural gas (CNG) facility and emergency staging area on a portion of a lot which is currently used as vehicle storage for the Pacific Gas & Electric Company and is adjacent to a PG&E sub-station, per Section 209.6(b) of the Planning Code, within the RC-4 (Residential-Commercial Combined Districts, High Density) and 200-R Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)
- 17a. 98.704CV (BAÑALES)
560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- Request for Conditional Use authorization to allow Development on a lot greater than 10,000 square feet in area, pursuant to Planning Code Section 711.11, and to allow the establishment of a Large Institution as defined by Planning Code Section 790.50, pursuant to Planning Code Section 711.81, in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. The project also includes a rear yard and dwelling unit exposure variance request to allow the addition of dwelling units on the site.
(Continued from Regular Meeting of December 17, 1998)
- 17b. 98.704CV (BAÑALES)
560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- REAR YARD AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT to allow the addition of dwelling units in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. Section 134 of the Planning Code requires a minimum rear yard depth of 25% of the depth of the lot for dwelling units on the subject property, measured from the rear property line. The rear yard requirement is at each story of a structure containing a dwelling unit. The proposed new dwelling units would be deficient in terms of the rear yard standard. Section 140 of the Planning Code requires that each new dwelling unit face onto a street, alley or rear yard of at least 25 feet in width. The proposed dwellings would not meet this requirement.
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of December 17, 1998)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

18. 98.704D (BAÑALES)
560 HAIGHT STREET, north side between Steiner and Fillmore Streets, Lot 006A in Assessor's Block 0848 -- Request for Discretionary Review of Building Permit Application No. 9804667, proposing to convert a building last used as a church to 18 dwelling units in a NC-2 (Small-Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of December 17, 1998)
19. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of January 7, 1999)

Adjournment: _____

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#14
1/21/99
Special

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting

DOCUMENTS DEPT.

JAN 08 1999

SAN FRANCISCO
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Please be advised that the Planning Commission will hold a Special Meeting in place of its Regular Meeting on **Thursday, January 21, 1999 in Room 400, City Hall at 1 Dr. Carlton B. Goodlett Place** (formerly known as Polk Street) at approximately 1:30 PM.

In addition to other items, as an item under Commissioners' Questions and Matters the Commission will consider the adoption of changes to its Rules and Regulations as follows:

1. To change the location of its Regular Meetings.
2. To change the name of its Rules and Regulations.

Subsequent to this Notice, the San Francisco Planning Commission Notice of Meeting and Calendar will be sent out at its regular time with a complete list of items to be heard at the Special Meeting of January 21, 1999.

For additional information regarding this matter please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.



OF
55
14
/21/99 Special
addendum

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

JAN 20 1999

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Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 21, 1999
1:30 PM

Special Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 97.258CC (BEATTY)
939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Review of previously authorized Conditional Use (dated August 7, 1997) to establish live entertainment (defined as Other Entertainment by Planning Code Section 790.38) at an existing Full-Service Restaurant and Bar known as the "Russian Bear" in the Inner Clement Neighborhood Commercial District.
Condition No. 15 of Motion No. 14436 states that "a hearing before the Planning Commission shall be scheduled one year after the issuance of a Police Permit for Other Entertainment. At this time, the Conditional Use Authorization for Other Entertainment can be revoked by the Planning Commission if the Police Department or Planning Department has received legitimate neighborhood complaints regarding the use of Other entertainment at the establishment".
(Proposed for Continuance to February 4, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Election of 1999 Commission President.
3. Consideration of adoption - San Francisco Planning Commission Rules & Regulations.
 - Update the location of regular meetings.
 - Update the name of the rules and regulations.
4. Consideration of adoption - draft minutes of 1/7/99.

D. DIRECTOR'S REPORT

5. Director's Announcements.

6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
7. Miraloma Park Walgreens Update.

E. REGULAR CALENDAR

8. 98.455E (POSTERNAK)
675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider **an appeal of the Preliminary Negative Declaration** on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 two-story buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.
9. 96.671E (NISHIMURA)
837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; within a South of Market Residential/Service Mixed Use District (RSD) and a 40-X/85-B Height and Bulk District. **An Appeal of a Preliminary Negative Declaration (PND)** published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units up to 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount. (Since the PND was published, the project sponsor has revised the project to consist of 200 dwelling units instead of 68 live/work units and 142 dwelling units. Hence, a Variance from the rear yard requirement would need to be granted by the Zoning Administrator.)
(Continued from Regular Meeting of December 3, 1998)
- 10a. 96.671CV (BAÑALES)
855 FOLSOM STREET, south side between 4th and 5th Streets, being a through lot to Shipley Street; Lots 72, 89 and 90 in Assessor's Block 3752-- Request for Conditional Use authorization to allow Height Exceptions to the South of Market Residential Service District (RSD) 40-X/85-B Height and Bulk District, pursuant to Planning Code Section 263.11, to allow Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271, and to allow parking exceeding accessory amounts, Planning Code Section 157. The project also includes a request to allow modification of the rear yard requirement in South of Market Districts, pursuant to Planning Code Section 134(e).
(Continued from Regular Meeting of December 3, 1998)
- 10b. 96.671CV (BAÑALES)
855 FOLSOM STREET, south side between 4th and 5th Streets, being a through lot to Shipley Street; Lots 72, 89 and 90 in Assessor's Block 3752-- Request to allow modification of the rear yard requirement in South of Market Districts, pursuant to Planning Code Section 134(e), in a Residential Service District (RSD) 40-X/85-B Height and Bulk District
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of December 3, 1998)

11. 98.763C (LINDSAY)
955 GREEN STREET, south side between Jones and Taylor Streets, Lot 27 in Assessor's Block 127 - Request for authorization of Conditional Use to allow parking in excess of accessory amounts, pursuant to Planning Code Section 157, in conjunction with the proposed construction of a seven-unit residential building (seven off-street parking spaces required, 11 spaces permitted as accessory parking, 20 spaces requested) in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 14, 1999)
12. 98.840C (OMOKARO)
2300 FILLMORE STREET, northeast corner of Fillmore and Clay Streets; Lot 33 in Assessor's Block 0612 --- Request for Conditional Use Authorization under Section 718.38 of the Planning Code to allow residential conversion of one dwelling unit on the existing second floor to offices in the Upper Fillmore Neighborhood Commercial District (NCD) and 40-X Height and Bulk Designation.
(Continued from Regular Meeting of December 17, 1998)
13. 98.901C (KEYLON)
3100 WEBSTER STREET, east side between Greenwich and Moulton Streets, Lot 12 in Assessor's Block 508-- Request for Conditional Use Authorization to remove termination date for a nonconforming motel use (Hotel Del Sol) under Section 185(e) of the Planning Code in an RH-2 (Residential, House, Two-Family) District.
14. 98.778C (ZWIERZYCKI)
2080 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 003B in Assessor's Block 2135 -- Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to establish a child-care facility providing less than 24-hour care for 13 or more children up to a total of twenty-four (24) children, within an existing two-story-over-basement dwelling unit, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District. The original proposal included 36 children, but has since been revised to include 24.
(Continued from Regular Meeting of December 10, 1998)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

15. 98.715D (ZWIERZYCKI)
1709 34TH AVENUE, west side between Moraga and Noriega Streets, Lot 001A in Assessor's Block 2015 -- Request for Discretionary Review of Building Permit Application No. 9810946, proposing to legalize and expand an existing second-story deck and construct a ground-floor bedroom addition below the deck at the rear of a two-story single-family residence in a RH-1 (House, One-Family) District.
16. 98.933D (KEYLON)
550 29TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 028 in Assessor's Block 1516 -- Request for Discretionary Review of Building Permit Application No. 9807877, proposing to construct a three-story addition at the rear of an existing three-story single-family dwelling in a RH-2 (House, Two-Family) District.

17. 98.987D (LIGHT)
128 26TH AVENUE, east side between El Camino del Mar and Lake Street, Lot 033 in Assessor's Block 1333 -- Request for Discretionary Review of Building Permit Application No. 9814744S, proposing to demolish the existing single-family house and replace it with a new two-story over-garage single-family house in a RH-1 (House, One-Family) District.
18. 98.614D (BANALES)
1095 NATOMA STREET, east side between Lafayette and 12th Streets, Lot 047 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9814861S, proposing the demolition of existing industrial buildings and new construction of an eight-unit residential building in a SLR (Service/Light Industrial/Residential Mixed Use) District.
19. 98.874D (FALLAY)
21, 29, AND 39 VILLA TERRACE, east side between Twin Peaks Boulevard and Clayton Street, Lots 009, 010 and 012 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application Nos. 9812719, 9812720 and 9812721, proposing to construct a three-story, single-family dwelling on each of the three newly created lots in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of January 7, 1999)

Adjournment: _____

ADDENDUM

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION

SPECIAL MEETING
THURSDAY

January 21, 1999

ROOM 400, CITY HALL

1 Dr. Carlton B. Goodlett Place
(Formerly known as Polk Street)
1:30 P.M.

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JAN 20 1999

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- F. **SPECIAL DISCRETIONARY REVIEW HEARING**
This item should follow item #19 on the 1:30 p.m. calendar

98.484DDDD

(LI)

63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.

Note: After closing the public hearing, the Commission continued this item to January 21, 1999.

(Continued from Regular Meeting of January 14, 1999)



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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

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JAN 26 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 28, 1999
1:30 PM

Regular Meeting

Anita Theoharis, President
Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.362B (LINDSAY)
1301 SANSOME STREET, northwest corner of Sansome and Filbert Streets, Lot 5 in Assessor's Block 85 -- Request under Planning Code Section 321 for authorization to convert an existing 36,000 square foot commercial building from warehouse use to a mixed use office/retail building. The proposed converted building would contain approximately 30,400 gross square feet of office space and approximately 4,700 gross square feet of ground floor retail space. The project site is within a C-2 (Community Business) District, Waterfront Special Use District No. 3 and an 84-E Height and Bulk District.
(Proposed for Continuance to February 4, 1999)
- 2a. 98.757CV (OMOKARO)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing.
(Continued from Regular Meeting of January 14, 1999)
(Proposed for Continuance to February 4, 1999)
- 2b. 98.757CV (OMOKARO)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine office spaces (approx. 6,656 square feet) do not provide the required 13 off-street parking spaces.
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of January 14, 1999)
(Proposed for Continuance to February 4, 1999)
3. 98.631D (WASHINGTON)
55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third- and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District.
(Proposed for Continuance to February 11, 1999)
4. 98.459E (NAVARRETE)
1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310

Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.

(Proposed for Continuance to February 25, 1999)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Election of 1999 Commission Vice President.
6. Consideration of adoption - draft minutes of 1/14/99.

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
9. INFORMATIONAL (GITELMAN)
SUMMARY OF TRANSPORTATION COORDINATION ACTIVITIES - Informational Presentation.
Note: No action will be taken by the Commission on this matter.
10. INFORMATIONAL (ALUMBAUGH)
3RD STREET LIGHT RAIL GUIDELINES AND DESIGN CONCEPT - Informational Presentation.
Note: No action will be taken by the Commission on this matter.

E. REGULAR CALENDAR

11. 98.347ET (ROSETTER)
WEST PORTAL COFFEE STORE AMENDMENT -- Consideration of a proposal to amend Planning Code Sections 729.40, 790.102 and the Specific Provisions for the West Portal District to allow as a conditional use, a limited exception to the prohibition of cooking equipment and on-site food preparation not connected with beverage preparation for retail coffee stores (including sales of other non-alcoholic beverages) in the West Portal Neighborhood Commercial District (NCD). This amendment has been requested by the owners of Jenna Juice at 9 West Portal Avenue, but the activity the amendment could allow would be potentially available to other retail coffee and beverage stores in the West Portal

NCD.

12. 98.912L (GORDON)
THE FIREBOAT HOUSE, PIER 22 1/2, east side of the Embarcadero near Harrison Street, under the San Francisco-Oakland Bay Bridge, Lot 22 1/2 in Assessor's Block 9900 -- Consideration of a Landmark designation pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 510, on November 18, 1998, initiating the landmark designation of the above-referenced property, and recommending that the Planning Commission take action to designate this property as a landmark site in accordance with Article 10 of the Planning Code. The property is within a P (Public) District and a 84-X-2 Height and Bulk District.
13. 98.243C (SMITH)
1351 GRANT AVENUE, west side between Green and Vallejo Streets; Lot 2 in Assessor's Block 131 - Request for Conditional Use Authorization under Sections 722.41 and 722.42 of the Planning Code, to allow a full-service restaurant and bar of approximately 3,400 square feet within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District.
Note: After a Motion to Disapprove failed to carry by a vote of +2 (Commissioners Antenore and Mills) to -3 (Commissioners Chinchilla, Theoharis, and Joe), following public testimony, the Commission Closed the Public Hearing. At the direction of Commission President Chinchilla, absent Commissioners Hills and Martin would review the official transcript and all pertinent information prior to casting their vote.
(Continued from Regular Meeting of January 14, 1999)
14. 98.763C (LINDSAY)
955 GREEN STREET, south side between Jones and Taylor Streets, Lot 27 in Assessor's Block 127 - Request for authorization of Conditional Use to allow parking in excess of accessory amounts, pursuant to Planning Code Section 157, in conjunction with the proposed construction of a seven-unit residential building (seven off-street parking spaces required, 11 spaces permitted as accessory parking, 20 spaces requested) in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.
Note: After a Motion to Approve failed to carry by a vote of +3 (Commissioners Theoharis, Hills, and Mills) to -1 (Commissioner Antenore), following public testimony, the Commission Closed the Public Hearing. At the direction of Commission President Theoharis, absent Commissioners Chinchilla, Joe, and Martin would review the official transcript and all pertinent information prior to casting their vote.
(Continued from Regular Meeting of January 21, 1999)
15. 98.798C (ALVIN)
2730 21ST STREET, northeast corner of Bryant and 21st Street, Lot 24 in Assessor's Block 4087: Request for Conditional Use Authorization to delete Condition No. 3 of Planning Commission Resolution No. 9074 thereby allowing live entertainment to a bar where a conditional use authorization was granted to allow a closing time of 2 a.m. within the RM-1 (Residential Mixed District Low Density) and 40-X Height and Bulk District.
(Continued from Regular Meeting of January 14, 1999)
- 16a. 98.704CV (BAÑALES)
560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- Request for Conditional Use authorization to allow Development on a lot greater than 10,000 square feet in area, pursuant to Planning Code Section 711.11, and to allow the establishment of a Large Institution as defined by Planning Code Section 790.50, pursuant to Planning Code Section 711.81, in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. The project also includes a rear yard and dwelling unit exposure variance request to allow the addition of dwelling units on the site.
(Continued from Regular Meeting of January 14, 1999)

- 16b. 98.704CV (BAÑALES)
560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- REAR YARD AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT to allow the addition of dwelling units in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. Section 134 of the Planning Code requires a minimum rear yard depth of 25% of the depth of the lot for dwelling units on the subject property, measured from the rear property line. The rear yard requirement is at each story of a structure containing a dwelling unit. The proposed new dwelling units would be deficient in terms of the rear yard standard. Section 140 of the Planning Code requires that each new dwelling unit face onto a street, alley or rear yard of at least 25 feet in width. The proposed dwellings would not meet this requirement.
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of January 14, 1999)

F. **SPECIAL DISCRETIONARY REVIEW HEARING**

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

17. 98.704D (BAÑALES)
560 HAIGHT STREET, north side between Steiner and Fillmore Streets, Lot 006A in Assessor's Block 0848 -- Request for Discretionary Review of Building Permit Application No. 9804667, proposing to convert a building last used as a church to 18 dwelling units in a NC-2 (Small-Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of January 14, 1999)
18. 98.942D (OMOKARO)
2835 FILBERT STREET, south side between Baker and Lyon Streets, Lot 020 in Assessor's Block 0948 -- Request for Discretionary Review of Building Permit Application No. 9818622, proposing to add approximately four feet to the rear and six feet to the side, with interior modifications to the existing two-story, single-family dwelling in a RH-1 (House, One-Family) District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

FEB 01 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 4, 1999
3:00 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

3:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Richard Hills

A. ITEMS TO BE CONTINUED

- 1a. 98.757CV (OMOKARO)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing.
(Continued from Regular Meeting of January 28, 1999)
(Proposed for Continuance to February 11, 1999)
- 1b. 98.757CV (OMOKARO)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. **OFF-STREET PARKING VARIANCE SOUGHT:** The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine office spaces (approx. 6,656 square feet) do not provide the required 13 off-street parking spaces.
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of January 28, 1999)
(Proposed for Continuance to February 11, 1999)
2. 98.523E (GLASNER)
1880 LOMBARD STREET, (Proposed Residential/Commercial Development). The proposal is to construct one building on a 16,500 square foot lot at the corner of Buchanan Street after demolition of the present fast-food establishment (Assessor's Block 494, lot 12). The proposal is to construct parking for 46 parking spaces at the basement level and 3 parking spaces at street level, 11,000 square feet of retail space at the street level, and two levels above with 27 residential units (about 22,900 square feet). Loading for the commercial occupancy would be on Buchanan Street. The project height would not exceed 40 feet, and would have a total gross area of about 60,600 square feet. This would be constructed after the demolition of the existing 2,300 square foot building with drive through. Vehicle access to the parking garage would be via Lombard Street. This proposed project is located in an NC-3 (Moderate Scale, Neighborhood Commercial) zoning district.
(Proposed for Continuance to February 25, 1999)

B. PUBLIC COMMENT

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to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption - draft minutes of 1/14/99 & 1/21/99.
4. Consideration of amendment - SFPC 1999 Meeting Dates.

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
7. INFORMATIONAL (MONTAÑA)
Union Square Park Redesign - Finding of consistency with the General Plan.
Note: No action will be taken by the Commission on this matter.

E. REGULAR CALENDAR

8. 98.362B (LINDSAY)
1301 SANSOME STREET, northwest corner of Sansome and Filbert Streets, Lot 5 in Assessor's Block 85 -- Request under Planning Code Section 321 for authorization to convert an existing 36,000 square foot commercial building from warehouse use to a mixed use office/retail building. The proposed converted building would contain approximately 30,400 gross square feet of office space and approximately 4,700 gross square feet of ground floor retail space. The project site is within a C-2 (Community Business) District, Waterfront Special Use District No. 3 and an 84-E Height and Bulk District.
(Continued from Special Meeting of January 28, 1999)
9. 97.258CC (BEATTY)
939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Review of previously authorized Conditional Use (dated August 7, 1997) to establish live entertainment (defined as Other Entertainment by Planning Code Section 790.38) at an existing Full-Service Restaurant and Bar known as the "Russian Bear" in the Inner Clement Neighborhood Commercial District.
(Continued from Special Meeting of January 21, 1999)
10. 98.364C (LI)
634-636 CLAY STREET, north side between Kearny and Montgomery Streets; Lot 8 in Assessor's Block 208: -- Request for Conditional Use authorization under Section 810.20 of the Planning Code to add approximately 2,000 square feet to an existing 4,650-square-foot medical service in the Chinatown Community Business District and a 65-N Height and Bulk District. The Gambro Dialysis Center, currently located on the ground floor of the subject building, is proposing to expand into the basement.
11. 98.968C (WANG)
1484 CHURCH STREET, northwest corner of Church and 27th Streets; Lot 7A in Assessor's Block 6579 -- Request for a Conditional Use authorization to establish an ice cream shop

(defined as a Small Self-Service Restaurant under Section 790.91 of the Planning Code) in a currently vacant ground floor commercial storefront as required by Section 710.44 of the Planning Code within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

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12. 1999.021D (PURVIS)
2169 FOLSOM STREET, east side between 17th and 18th Streets, Lot 004 in Assessor's Block 3573 -- Request for Discretionary Review of Building Permit Application Nos. 9821145, 9821146 and 9821147, proposing to convert three existing industrial buildings to a mixed use project including 16 live/work, 8 day studios, plus office and retail in a M-1 (Light Industrial) District.

Adjournment: _____



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2/11/99

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

FEB 09 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 11, 1999
1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.900C (PEPPER)
2239 CLEMENT STREET, south side between 23rd and 24th Avenues; Lot 034 in Assessor's Block 1455: -- Request for Conditional Use authorization under Section 717.27 of the Planning Code to extend the hours of operation to 2:00 a.m. for the Ocean King Seafood Restaurant in the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
(Proposed for Continuance to February 18, 1999)
2. 97.856E (NISHIMURA)
FISHERMAN'S WHARF HOTEL, 455 BEACH STREET AND 550 NORTH POINT STREET, between Taylor and Jones Streets; Lot 15 in Assessor's Block 22; within a C-2 (Commercial Business) District, Waterfront Special Use District No. 2, the Northeast Waterfront Area and a 40-X Height and Bulk District. **An appeal of a Preliminary Negative Declaration** published on August 22, 1998, for proposed new construction of a four-story, 40-foot tall hotel with 255 rooms, and approximately 2,000 square feet of ground floor restaurant, 1,000 square feet of cocktail lounge and 5,000 square feet of conference area on a 38,500 square-foot lot after demolition of a vacant two-story retail building. Approximately 37 parking spaces would be provided in a subterranean parking garage with its access and a passenger loading/unloading area off of North Point Street. One off-street loading space would be accessed on the Beach Street side of the building. The proposed project would require Conditional Use Authorization by the Planning Commission for a new hotel use in a C-2 District pursuant to Planning Code Section 303.
(Continued from Regular Meeting of January 7, 1999)
(Proposed for Continuance to March 11, 1999)
3. 98.967C (MILLER)
3132 23rd Street, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 3638 -- Request for a Conditional Use Authorization to establish a plant nursery with retail sales per Planning Code Section 209.5(c) in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to March 18, 1999)
4. 98.076E (NAVARRETE)
1000 PENNSYLVANIA AVENUE - Appeal of a Preliminary Negative Declaration: Lot 42 of Assessor's Block 4224. The site is approximately 7,500 square feet. The proposal is to demolish three existing buildings on the site and construct one building containing 16 live/work units and 16 off-street parking spaces within a 4-story structure (including mezzanines) approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district.
(Proposed for Continuance to March 25, 1999)
5. 98.631D (WASHINGTON)
55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third- and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District.
(Proposed for Continuance to March 25, 1999)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption - draft minutes of 1/28/99.

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
9. **WORK PROGRAM & BUDGET** (GREEN)
FISCAL YEAR 1999-2000 - Supplemental Appropriation Request for Fiscal Year 1998-1999; and Proposed Work Program and Budget for Fiscal Year 1999-2000.
10. **INFORMATIONAL** (MONTAÑA)
RINCON HILL SPECIAL USE DISTRICT LAND USE AND HEIGHT AND BULK AMENDMENTS - Informational Presentation.
Note: No action will be taken by the Commission on this matter.

E. REGULAR CALENDAR

11. 98.434ET (ROSETTER)
NORTH OF MARKET ALCOHOLIC BEVERAGE AMENDMENT: Consideration of a proposal to amend Planning Code Section 249.5 to prohibit establishments selling alcoholic beverages for consumption off the premises, with provisions for continuation of existing establishments and creating good neighbor policies for all existing and new establishments selling alcoholic beverages, in the North of Market Residential Special Use District.
12. 98.903C (MARTIN)
450 HARRISON STREET, north side between First Street and Fremont Street; Lots 12 and 31, Assessor's Block 3748 -- Request for Conditional Use Authorization under Section 209.6(b) of the Planning Code to install one building mounted panel antenna and relocate the three existing panel antennas from the roof to the northeast building wall of an existing cellular facility, with an existing base transceiver station on the ground floor adjacent to the building as part of a wireless communication network in an RC-4 (Residential-Commercial, High Density) District within the Rincon Hill Special Use District, Residential Subdistrict, and 200-R Height and Bulk Districts.

- 13a. 98.757CV (OMOKARO)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing.
(Continued from Regular Meeting of January 28, 1999)
- 13b. 98.757CV (OMOKARO)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine office spaces (approx. 6,656 square feet) do not provide the required 13 off-street parking spaces.
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of January 28, 1999)

Adjournment: _____

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1/18/99

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

FEB 16 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 18, 1999

3:00 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

3:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Richard Hills

A. ITEMS TO BE CONTINUED

- 1a. 98.329X (NIXON)
466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270- Request for Determination of Compliance and Exceptions under Planning Code Section 309 for the construction of a ten-story hotel exceeding 75 feet in height with approximately 91 guest rooms and for exception from the bulk requirements of Section 270 and 272; and exception from the height requirements of Section 263.8. A Director's Report and Recommendation regarding the exceptions was made available Monday January 4, 1999. The Project is located in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District.
(Proposed for Continuance to February 25, 1999)
- 1b. 98.329C (NIXON)
466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270 - Request under Planning Code Section 216(b) for conditional use authorization to construct a ten-story hotel with approximately 91 guest rooms and having up to 53,000 square feet of area on a vacant lot in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District.
(Proposed for Continuance to February 25, 1999)
2. 98.778C (ZWIERZYCKI)
2080 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 003B in Assessor's Block 2135 -- Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to establish a child-care facility providing less than 24-hour care for 13 or more children up to a total of twenty-four (24) children, within an existing two-story-over-basement dwelling unit, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District. The original proposal included 36 children, but has since been revised to include 24.
Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion of intent to Approve failed to carry by a vote of +3 (Antenore, Hills, Mills) to -2 (Theoharis, Chinchilla). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.
(Continued from Regular Meeting of January 21, 1999)
(Proposed for Continuance to February 25, 1999)
3. 98.266E (MALTZER)
1890 BRYANT STREET, (Office Building). **An appeal of Preliminary Negative Declaration** published for the proposed addition to and adaptive reuse of an existing three-story, approximately 106,200 square foot vacant building at 1890 Bryant Street, formerly part of the Best Foods complex. The project site is on the north side of Mariposa Street, extending from Bryant Street to Florida Street; Assessor's Block 3970, Lots 3 & 4. Two stories would be added to the existing structure, bringing the roof of the proposed building to a height of 65 feet, as measured from Bryant Street. The entire building would be converted from vacant food manufacturing to 122,500 square feet of office use, with 134 tandem parking spaces at the basement and mezzanine level. The project would be considered by the Planning Commission as a Planned Unit Development, and would require exceptions to Planning Code parking requirements and bulk limits, as well as authorization under Planning Code Section 321 as an office development. The project site is within the Greater Northeast Mission

Industrial Zone (NEMIZ).
(Proposed for Continuance to March 4, 1999)

4. 98.153D (PURVIS)
1025 MINNA STREET, east side between 11th and Lafayette Streets, Lots 070 and 071 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9801703, proposing the new construction of an eight-unit live/work building on two vacant lots in a RED (Residential Enclave District).
(Proposed for Continuance to March 4, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 2/4/99.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

8. 98.362B (LINDSAY)
1301 SANSOME STREET, northwest corner of Sansome and Filbert Streets, Lot 5 in Assessor's Block 85 --Request under Planning Code Section 321 for authorization to convert an existing 36,000 square foot commercial building from warehouse space to office space. The proposed converted building would contain approximately 35,600 gross square feet of office space. The project site is within a C-2 (Community Business) District, Waterfront Special Use District No. 3 and an 84-E Height and Bulk District. This is a revision of the original proposal that contained approximately 30,400 gross square feet of office space and approximately 4,700 gross square feet of ground floor retail space.
(Continued from Regular Meeting of February 4, 1999)
9. 98.243C (SMITH)
1351 GRANT AVENUE, west side between Green and Vallejo Streets; Lot 2 in Assessor's Block 131 - Request for Conditional Use Authorization under Sections 722.41 and 722.42 of the Planning Code, to allow a full-service restaurant and bar of approximately 3,400 square feet within the North Beach Neighborhood Commercial District and 40-X Height and Bulk

District.

Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion to Disapprove failed to carry by a vote of +2 (Commissioners Antenore and Mills) to -3 (Commissioners Chinchilla, Theoharis, and Joe). At the direction of Commission President Chinchilla, absent Commissioners Hills and Martin would review the official transcript and all pertinent information prior to casting their vote.

(Continued from Regular Meeting of January 28, 1999)

10. 98.840C (FUNG)
2300 FILLMORE STREET, northeast corner of Fillmore and Clay Streets; Lot 33 in Assessor's Block 0612 --- Request for Conditional Use Authorization under Section 718.38 of the Planning Code to allow residential conversion of one dwelling unit on the existing second floor to offices in the Upper Fillmore Neighborhood Commercial District (NCD) and 40-X Height and Bulk Designation.
Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion to Disapprove failed to carry by a vote of +3 (Theoharis, Chinchilla, Mills) to -2 (Antenore, Hills). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.
 (Continued from Regular Meeting of January 21, 1999)
11. 98.900C (PEPPER)
2239 CLEMENT STREET, south side between 23rd and 24th Avenues; Lot 034 in Assessor's Block 1455: -- Request for Conditional Use authorization under Section 717.27 of the Planning Code to extend the hours of operation to 2:00 a.m. for the Ocean King Seafood Restaurant in the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of February 11, 1999)
12. 98.798C (ALVIN)
2730 21ST STREET, northeast corner of Bryant and 21st Street, Lot 24 in Assessor's Block 4087: Request for Conditional Use Authorization to delete Condition No. 3 of Planning Commission Resolution No. 9074 thereby allowing live entertainment to a bar where a conditional use authorization was granted to allow a closing time of 2 a.m. within the RM-1 (Residential Mixed District Low Density) and 40-X Height and Bulk District.
 (Continued from Regular Meeting of January 28, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 4:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

13. 98.805D (GORDON)
475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.

Adjournment: _____



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1/25/99

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 25, 1999

3:00 PM

Regular Meeting

DOCUMENTS DEPT.

FEB 23 1999

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

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3:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.944C (YOUNG)
3219 17TH STREET, south side between Capp Street and South Van ness Avenue; Lot 68 in Assessor's Block 3575: Request for Conditional Use Authorization under Sections 253 and 295 of the Planning Code, to allow the construction of a residential building exceeding 40 feet in height within the RH-3 (Residential, House, Three-Family), and 50-X Height and Bulk District.
(Proposed for Continuance to March 4, 1999)
- 2a. 98.843XB (NIXON)
524 HOWARD STREET, north side between First and Second Streets, with secondary frontage on Natoma Street, Lot 13 in Assessors Block 3721: Request for Determination of Compliance and Exceptions under Section 309 of the Planning code for the construction of a new office building and for exceptions for Separation of Towers (132.1 (c)) and, Reduction of Ground Level Wind Currents (148 (a)). The project is in a C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District.
(Proposed for Continuance to March 11, 1999)
- 2b. 98.843XB (NIXON)
524 HOWARD STREET, north side between First and Second Streets, with secondary frontage on Natoma Street, Lot 13 in Assessors Block 3721: Request for Authorization of Office Space in excess of 50,000 square feet under Sections 309 and 322 of the Planning Code to permit the creation of approximately 202,00 square feet of office space 3,100 square feet retail space, 14,139 square feet of off street parking and 4,044 square feet of open space. The project is in a C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District.
(Proposed for Continuance to March 11, 1999)
3. 98.459E (NAVARRETE)
1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.
(Proposed for Continuance to March 18, 1999)
4. 98.523E (GLASNER)
1880 LOMBARD STREET, (Proposed Residential/Commercial Development). The proposal is to construct one building on a 16,500 square foot lot at the corner of Buchanan Street after demolition of the present fast-food establishment (Assessor's Block 494, lot 12). The proposal is to construct parking for 46 parking spaces at the basement level and 3 parking spaces at street level, 11,000 square feet of retail space at the street level, and two levels above with 27 residential units (about 22,900 square feet). Loading for the commercial occupancy would be on Buchanan Street. The project height would not exceed 40 feet, and

would have a total gross area of about 60,600 square feet. This would be constructed after the demolition of the existing 2,300 square foot building with drive through. Vehicle access to the parking garage would be via Lombard Street. This proposed project is located in an NC-3 (Moderate Scale, Neighborhood Commercial) zoning district.
(Proposed for Continuance to March 18, 1999)

5. 98.523CV (BILLOVITS)
1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code.
(Proposed for Continuance to March 18, 1999)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption - draft minutes of 2/11/99.

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

9. 98.778C (ZWIERZYCKI)
2080 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 003B in Assessor's Block 2135 -- Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to establish a child-care facility providing less than 24-hour care for 13 or more children up to a total of twenty-four (24) children, within an existing two-story-over-basement dwelling unit, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District. The original proposal included 36 children, but has since been revised to include 24.
Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion of intent to Approve failed to carry by a vote of +3 (Antenore, Hills, Mills) to -2 (Theoharis, Chinchilla). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript

and all pertinent materials prior to casting their vote.

(Continued from Regular Meeting of February 18, 1999)

- 10a. 98.985CV (WILSON)
451 EUCALYPTUS DRIVE (St. Stephen School), south side of Eucalyptus Drive between 20th Avenue and 21st Avenue; Lots 11, 17 and 18 in Assessor's Block 7295 - Request for a Conditional Use authorization under Planning Code Section 209.3(g) to allow construction of a new 8,100 square foot, one-story expansion to an existing classroom building in the southeast corner of the site, and a rear yard variance under Section 134(a)(2) to be reviewed concurrently by the Zoning Administrator, within the RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.
- 10b. 98.985CV (WILSON)
451 EUCALYPTUS DRIVE (St. Stephen School), south side of Eucalyptus Drive between 20th Avenue and 21st Avenue; Lots 11, 17 and 18 in Assessor's Block 7295 - REAR YARD VARIANCE SOUGHT: Planning Code Section 134(a)(2) requires a minimum rear yard depth of approximately 67' 6" for the subject property, measured from the rear property line. The existing classroom building extends to within 7 feet of the rear property line and encroaches into the required rear yard. The proposed expansion extends to within 10 feet of the rear property line and also encroaches into the required rear yard.
The application for Variance will be considered by the Zoning Administrator.
- 11a. 98.757CV (FUNG)
2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing.
(Continued from Regular Meeting of January 28, 1999)
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The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of January 28, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 4:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

12. 98.704D (BAÑALES)
560 HAIGHT STREET, north side between Steiner and Fillmore Streets, Lot 006A in Assessor's Block 0848 -- Request for Discretionary Review of Building Permit Application No. 9804667, proposing to convert a building last used as a church to 18 dwelling units in a NC-2 (Small-Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of January 28, 1999)
Note: Following public testimony, the Commission Closed Public Comment. A Motion of intent to Disapprove failed to carry by a vote of +3 (Theoharis, Antenore, Chinchilla) to -2 (Hills, Mills). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.
13. 98.928D (LINDSAY)
1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 -- Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into two units without permits in a RH-3 (House, Three-Family) District.
14. 98.429D (GORDON)
549 3RD STREET, northwest corner between South Park and Bryant Street, Lot 071 in Assessor's Block 3775 -- Request for Discretionary Review of Building Permit Application No. 9823199, proposing to construct a new approximately 40-foot high, 4-story building with 12 live/work units and 17 off-street parking spaces in a SLI (Service/Light Industrial) District.
15. 1999.046D (BEATTY)
262 CHESTNUT STREET, north side between Grant Avenue and Kearny Street, Lot 005 in Assessor's Block 0055 -- Request for Discretionary Review of Building Permit Application No. 9819697, proposing to demolish the existing garage and construct two side-by-side single-family dwelling in a RH-3 (House, Three-Family) District.

Adjournment: _____

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/4/99

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

MAR 01 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 4, 1999

3:00 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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3:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.153D (PURVIS)
1025 MINNA STREET, east side between 11th and Lafayette Streets, Lots 070 and 071 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9801703, proposing the new construction of an eight-unit live/work building on two vacant lots in a RED (Residential Enclave District).
(Continued from Regular Meeting of February 18, 1999)
(Proposed for Continuance to March 11, 1999)
2. 98.455E (POSTERNAK)
675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider **an appeal of the Preliminary Negative Declaration** on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 two-story buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.
(Proposed for Continuance to March 25, 1999)
3. 98.266BC (GORDON)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- (1) Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. (2) Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Proposed for Continuance to April 1, 1999)
4. 1999.005CX (LINDSAY)
70 - 82 NATOMA STREET, north side between First and Second Streets, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Consideration of a request to modify a Conditional Use authorization (Planning Code Section 204.5) granted under Motion No. 14619 and a Section 309 (C-3, Downtown Commercial District) authorization granted under Motion No. 14615, with respect to the parking requirement for an approved residential project. The proposed modifications would reduce the parking to be provided from approximately 509 spaces on two levels above and three levels below grade or approximately 406 spaces on two levels above and two levels below grade to approximately 395 spaces on four levels below grade, in a previously approved residential building, approximately 48 stories in height, containing up to 509 residential units (10% of which will be affordable) and approximately 10,000 square feet

of retail space on a site located within a C-3-O (Downtown Office) District and 500-S and 550-S Height and Bulk Districts.

(Withdrawn)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 2/18/99.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

8. 98.266E (MALTZER)
1890 BRYANT STREET, (Office Building). An appeal of Preliminary Negative Declaration published for the proposed addition to and adaptive reuse of an existing three-story, approximately 106,200 square foot vacant building at 1890 Bryant Street, formerly part of the Best Foods complex. The project site is on the north side of Mariposa Street, extending from Bryant Street to Florida Street; Assessor's Block 3970, Lots 3 & 4. Two stories would be added to the existing structure, bringing the roof of the proposed building to a height of 65 feet, as measured from Bryant Street. The entire building would be converted from vacant food manufacturing to 122,500 square feet of office use, with 134 tandem parking spaces at the basement and mezzanine level. The project would be considered by the Planning Commission as a Planned Unit Development, and would require exceptions to Planning Code parking requirements and bulk limits, as well as authorization under Planning Code Section 321 as an office development. The project site is within the Greater Northeast Mission Industrial Zone (NEMIZ).
(Continued from Regular Meeting of February 18, 1999)

9. 98.944C (YOUNG)
3219 17TH STREET, south side between Capp Street and South Van ness Avenue; Lot 68 in Assessor's Block 3575: Request for Conditional Use Authorization under Sections 253 and 295 of the Planning Code, to allow the construction of a residential building exceeding 40 feet in height within the RH-3 (Residential, House, Three-Family), and 50-X Height and Bulk District.
(Continued from Regular Meeting of February 25, 1999)
- 10a. 97.699CA (KOMETANI)
926 GROVE STREET, north side between Steiner and Fillmore Streets, Lot 9 in Assessor's Block 85: Request for Conditional Use authorization under Section 209.1(h) to construct a new eight dwelling unit building on the vacant eastern portion of the lot, at a density ratio of up to one dwelling unit for each 1,000 square feet of lot area. The subject property is within a RH-3 (House, Three-Family) District and in a 40-X Height and Bulk District.
- 10b. 97.699CA (KOMETANI)
926 GROVE STREET, north side between Steiner and Fillmore Streets, Lot 9 in Assessor's Block 85: The subject site is the vacant western portion of the a property within the Alamo Square Historic District: Request for Certificate of Appropriateness authorization to construct a new building in the Alamo Square Historic District under Article 10. The subject property is within a RH-3 (House, Three-Family) District and in a 40-X Height and Bulk District.
11. 98.544C (SCOTT)
3250 19TH AVENUE, mid-block on the east side of the street between Rossmoor and Winston Drives, Lot 3 in Assessor's Block 7231 - Request for Conditional Use authorization under Planning Code Section 209.3(h) to expand an existing permitted high school to include a separate multi-purpose athletic facility on the same grounds within the RH-1(D) (One Family, Detached Dwellings) Zoning Classification with a 40-X Height and Bulk Limit.

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12. 98.218D (CHIONG)
1446 11TH AVENUE, east side between Judah and Kirkham Streets, Lot 034 in Assessor's Block 1843 -- Request for Discretionary Review of Building Permit Application No. 9703126S, proposing to demolish the existing one-unit, three-story building and construct a new two-unit, three-story building in a RH-2 (House, Two-Family) District.
13. 98.520D (WANG)
150 LOWER TERRACE, north side between Roosevelt Way and Levant Street, Lot 020 in Assessor's Block 2618 -- Request for Discretionary Review of Building Permit Application Nos. 9812438, 9812439 and 9812440, proposing to demolish the existing single-family structure, subdivide the subject lot into two separate lots and construct a three-story-over-garage, two-family dwelling on each of the two newly created lots in a RH-2 (House, Two-Family) District.

Adjournment: _____

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11/99

SAN FRANCISCO PLANNING COMMISSION

& RECREATION and PARK COMMISSION

DOCUMENTS DEPT.

Notice of Meeting & Calendar

MAR - 8 1999

SAN FRANCISCO
PUBLIC LIBRARY

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 11, 1999

1:30 PM

Special Joint Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL

PLANNING: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin

REC & PARK: Commission President: Jim Salinas, Sr.
Commission Vice President: Gordon Chin
Commissioners: Yvette Flunder, Eugene Friend, William P. Getty, John W. Murray, Lynne Newhouse Segal

A. PUBLIC COMMENT

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B. SPECIAL CALENDAR

1. 1998.306K (LI)
JOSEPH ALIOTO PIAZZA (formerly Civic Center Plaza), the entire block bounded by Polk Street on the west, Larkin Street on the east, McAllister Street on the north, and Grove Street on the south, Assessor's Block 788, Lot 1: --Consideration of a proposal to raise the previously-established absolute cumulative limit for new shadow on Joseph Alioto Piazza from 1.00 percent to 1.12 percent pursuant to Resolution No. 11595, adopted on February 7, 1989, and Section 295 of the Planning Code. The proposal is to accommodate the New Asian Art Museum seismic retrofit, adaptive reuse, and rehabilitation project, which would cast additional shadows on Joseph Alioto Piazza.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 11, 1999

2:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

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2:30 PM

ROLL CALL

PLANNING: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin

A. ITEMS TO BE CONTINUED

1. 98.794D (BANALES)
125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.
(Proposed for Continuance to April 1, 1999)
2. 97.856E (NISHIMURA)
FISHERMAN'S WHARF HOTEL, 455 BEACH STREET AND 550 NORTH POINT STREET, between Taylor and Jones Streets; Lot 15 in Assessor's Block 22; within a C-2 (Commercial Business) District, Waterfront Special Use District No. 2, the Northeast Waterfront Area and a 40-X Height and Bulk District. **An appeal of a Preliminary Negative Declaration** published on August 22, 1998, for proposed new construction of a four-story, 40-foot tall hotel with 255 rooms, and approximately 2,000 square feet of ground floor restaurant, 1,000 square feet of cocktail lounge and 5,000 square feet of conference area on a 38,500 square-foot lot after demolition of a vacant two-story retail building. Approximately 37 parking spaces would be provided in a subterranean parking garage with its access and a passenger loading/unloading area off of North Point Street. One off-street loading space would be accessed on the Beach Street side of the building. The proposed project would require Conditional Use Authorization by the Planning Commission for a new hotel use in a C-2 District pursuant to Planning Code Section 303.
(Continued from Regular Meeting of January 7, 1999)
(Withdrawn)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption - draft minutes of 2/25/99.

D. DIRECTOR'S REPORT

4. Director's Announcements.
5. Discretionary Review Formal Findings Discussion.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

7. **JOBS-HOUSING LINKAGE PROGRAM** (GREEN)
AMENDING ARTICLE III, CHAPTER II, PART II, OF THE SAN FRANCISCO MUNICIPAL CODE (PLANNING CODE) by Amendment of Sections 313, 313.1, 313.2, 313.3, 313.4, 313.5, 313.6, 313.7, 313.8, 313.9, 313.10, 313.11, 313.12, 313.13, and 313.14, and the addition of 313.15, to rename the "OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM," to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at least 100,000 square feet.
- 8a. **98.329X** (NIXON)
466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270- Request for Determination of Compliance and Exceptions under Planning Code Section 309 for the construction of a ten-story hotel exceeding 75 feet in height with approximately 91 guest rooms and for exception from the bulk requirements of Section 270 and 272; and exception from the height requirements of Section 263.8. A Director's Report and Recommendation regarding the exceptions was made available Monday January 4, 1999. The Project is located in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District. (Continued from Regular Meeting of February 18, 1999)
- 8b. **98.329C** (NIXON)
466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270 - Request under Planning Code Section 216(b) for conditional use authorization to construct a ten-story hotel with approximately 91 guest rooms and having up to 53,000 square feet of area on a vacant lot in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District. (Continued from Regular Meeting of February 18, 1999)
- 9a. **98.843XB** (NIXON)
524 HOWARD STREET, north side between First and Second Streets, with secondary frontage on Natoma Street, Lot 13 in Assessors Block 3721: Request for Determination of Compliance and Exceptions under Section 309 of the Planning code for the construction of a new office building and for exceptions for Separation of Towers (132.1 (c)) and, Reduction of Ground Level Wind Currents (148 (a)). The project is in a C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District. (Continued from Regular Meeting of February 25, 1999)
- 9b. **98.843XB** (NIXON)
524 HOWARD STREET, north side between First and Second Streets, with secondary frontage on Natoma Street, Lot 13 in Assessors Block 3721: Request for Authorization of Office Space in excess of 50,000 square feet under Sections 309 and 322 of the Planning Code to permit the creation of approximately 202,00 square feet of office space 3,100 square feet retail space, 14,139 square feet of off street parking and 4,044 square feet of open space. The project is in a C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District. (Continued from Regular Meeting of February 25, 1999)

10. 98.983C (WANG)
1443 7TH AVENUE, west side between Judah and Kirkham Streets; Lot 10 in Assessor's Block 1846 -- Request for a Conditional Use authorization to establish a residential care facility for seven or more persons, pursuant to Section 209.3(c) of the Planning Code, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed facility would provide lodging, board and care for a maximum of twelve adults.

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 4:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

- 11a. 1999.107D (MILLER)
1 LA AVANZADA STREET (AKA 250 PALO ALTO AVENUE), Sutro Tower (Twin Peaks), Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9823350, proposing the relocation and replacement of two FM radio antennae and the replacement of one television antenna at the existing SUTRO TOWER broadcast facility in a RH-1(D) (House, One-Family Detached Dwellings) District.
- 11b. 1999.108D (MILLER)
1 LA AVANZADA STREET (AKA 250 PALO ALTO AVENUE), Sutro Tower (Twin Peaks), Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9826243, proposing the installation of supports for digital (high-definition) television transmission lines (conduit) on the roof of the equipment building (which work was included in the drawings submitted to the Department of Building Inspection under Building Permit Application No. 9805770 and which is being clarified by the submission of structural details and calculations in the current application) at the existing SUTRO TOWER broadcast facility in a RH-1(D) (House, One-Family Detached Dwellings) District.
12. 98.153D (PURVIS)
1025 MINNA STREET, east side between 11th and Lafayette Streets, Lots 070 and 071 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9801703, proposing the new construction of an eight-unit live/work building on two vacant lots in a RED (Residential Enclave District).
(Continued from Regular Meeting of March 4, 1999)

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

MAR 15 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 18, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin

A. ITEMS TO BE CONTINUED

1. 1997.856C (LI)
455 BEACH STREET (550 NORTH POINT STREET), south side between Jones and Taylor Streets; Lot 15 in Assessor's Block 22: -- Request for Conditional Use authorization to allow the development of a tourist hotel with parking exceeding an amount classified as accessory in a C-2 (Community Business) District, the Waterfront Special Use District No. 2, and a 40-X Height and Bulk District.
(Proposed for Continuance to March 25, 1999)
2. 98.318E (POSTERNAK)
1750-1770 FULTON STREET, DEMOLITION OF EXISTING RETAIL BUILDING AND CONSTRUCTION OF NEW RETAIL BUILDING AND 134 DWELLING UNITS: Lot 10 of Assessor's Block 1175, bounded by Fulton Street, Masonic Avenue, McAllister Street, and Central Avenue. To consider appeal of the Preliminary Negative Declaration on the proposal to demolish the existing 30-foot tall Plaza Foods Center of 52,500 square feet (includes Falletti's supermarket and 10 retail shops) and parking lot with 174 spaces and construct a new 40-foot tall retail building of 56,340 square feet, including a Lucky supermarket and five retail shops; 134 dwelling units; a below-grade retail parking garage with 211 retail spaces and 54 residential spaces; and a two-level residential parking garage with 116 spaces in an NC-S (Neighborhood Commercial Shopping Center) Zoning District.
(Proposed for Continuance to March 25, 1999)
3. 98.318C (LIGHT)
1750-1770 FULTON STREET, north side between Central and Masonic Avenues, Lot 10 of Assessor's Block 1175 -- Request for Conditional Use authorization under Sections 304(d)(4) and 713.21 of the Planning Code to allow a Planned Unit Development with 135 housing units and a commercial use with over 6,000 square feet of floor area (58,000 square feet of retail space including a supermarket and several smaller retail spaces) in an NC-S (Neighborhood Commercial Shopping Center) Zoning District, and 40-X Height and Bulk District.
(Proposed for Continuance to March 25, 1999)
4. 98.776C (WASHINGTON)
655 BROTHERHOOD WAY, Lot 023 & 024, in Assessor's Block 7380, bounded by Junipero Serra Boulevard to the east, and Lake Merced Boulevard to the west. - Request for a Planned Unit Development and Conditional Use authorization under Section 303 and 304 of the Planning Code to allow the expansion of an existing school, Section (209.3g).
(Proposed for Continuance to March 25, 1999)
5. 1999.039D (BEATTY)
550 STANYAN STREET, east side between Hayes and Fell Streets, Lot 004 in Assessor's Block 1213 -- Request for Discretionary Review of Building Permit Application No. 9810285, proposing to construct a nine-unit residential building in a RM-3 (Mixed, Medium Density) District.
(Proposed for Continuance to April 1, 1999)

6. 98.909C (ZWIERZYCKI)
480-498 CASTRO STREET, Lot 033 in Assessor's Block 2647, near northwest corner of 18th Street -- Request for Conditional Use authorization under Sections 178(c):303(e); 715.21 and 121.2 of the Planning Code to allow expansion of a previously authorized 8,055 gross square-foot store (Case No. 86.622C/ Corrected Motion No. 10928). This expansion would result in a single tenant which occupies floor area in excess of 2,499 square feet at a total approximate floor area of 10,200 gross square feet within the Castro Street Neighborhood-Commercial District and 40-X Height and Bulk District.
(Proposed for Continuance to May 6, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption - draft minutes of 3/4/99.
8. Commission matters.

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

11. JOBS-HOUSING LINKAGE PROGRAM (GREEN)
CONSIDERATION OF INITIATING AMENDMENT OF THE PLANNING CODE; Sections 313 through 313.14, and by adding 313.15, to rename the "OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM," to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at least 100,000 square feet, and by amending Section 314.1 to redefine "Hotel."
(Continued from Regular Meeting of March 11, 1999)
12. 98.523E (GLASNER)
1880 LOMBARD STREET, (Proposed Residential/Commercial Development), **an appeal of Preliminary Negative Declaration**. The proposal is to construct one building on a 16,500 square foot lot at the corner of Buchanan Street after demolition of the present fast-food

establishment (Assessor's Block 494, lot 12). The proposal is to construct parking for 46 parking spaces at the basement level and 3 parking spaces at street level, 11,000 square feet of retail space at the street level, and two levels above with 27 residential units (about 22,900 square feet). Loading for the commercial occupancy would be on Buchanan Street. The project height would not exceed 40 feet, and would have a total gross area of about 60,600 square feet. This would be constructed after the demolition of the existing 2,300 square foot building with drive through. Vehicle access to the parking garage would be via Lombard Street. This proposed project is located in an NC-3 (Moderate Scale, Neighborhood Commercial) zoning district.

(Continued from Regular Meeting of February 25, 1999)

- 13a. 98.523CV (BILLOVITS)
1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code.
(Continued from Regular Meeting of February 25, 1999)

- 13b. 98.523CV (BILLOVITS)
1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a variance authorization to modify rear yard requirements in the proposed mixed-use building described above in the NC-3 (Moderate-Scale Neighborhood Commercial) District, per Sections 134 and 305 of the Planning Code.
The application for Variance will be considered by the Zoning Administrator.
(Continued from Regular Meeting of February 25, 1999)

14. 98.967C (MILLER)
3132 23rd Street, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 3638 -- Request for a Conditional Use Authorization to establish a plant nursery with retail sales per Planning Code Section 209.5(c) in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 11, 1999)

15. 98.318C (SCOTT)
4025 18TH STREET, between Noe and Hartford Streets, midblock south side, Lot 84, in Assessor's Block 3583 -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow for the elimination of one off-street parking space for a three-story residential building containing two flats within the (Castro Neighborhood Commercial) District and a 40-X Height and Bulk District.

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

16. 98.805D (GORDON)
475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of February 18, 1999)

17. 98.790D (KEYLON)
3920 WASHINGTON STREET, north side between Arguello Boulevard and Cherry Street, Lot 006 in Assessor's Block 0990 -- Request for Discretionary Review of Building Permit Application No. 9812025, proposing to construct a third-floor vertical addition on top of an existing two-story-over-basement single-family dwelling in a RH-1 (House, One-Family) District.
18. 1999.069D (WILSON)
2231 NORIEGA STREET, south side between 29th and 30th Avenues, Lot 028 in Assessor's Block 2066 -- Request for Discretionary Review of Building Permit Application No. 9824147, proposing to construct a two-story horizontal addition to the rear of the dwelling, in a RH-1 (House, One-Family) District.

Adjournment: _____

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/25/99

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

MAR 23 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 25, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin

A. ITEMS TO BE CONTINUED

1. 98.631D (WASHINGTON)
55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third- and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District.
(Proposed for Continuance to April 1, 1999)
2. 98.286C (BEATTY)
33 POWELL STREET, Lot 4 in Assessor's Block 330, west side between Ellis and Eddy Streets -- Request for Conditional Use Authorization to allow the conversion of 49 residential hotel rooms to tourist hotel rooms within an existing hotel in a C-3-R (Downtown Retail) District and a 80-130-F Height and Bulk District.
(Proposed for Continuance to April 1, 1999)
3. 98.455E (POSTERNAK)
675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider **an appeal of the Preliminary Negative Declaration** on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 two-story buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.
(Proposed for Continuance to April 15, 1999)
4. 98.599E (WONG)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration**. Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.
(Proposed for Continuance to April 22, 1999)
5. 98.076E (NAVARRETE)
1000 PENNSYLVANIA AVENUE - **Appeal of a Preliminary Negative Declaration**: Lot 42 of Assessor's Block 4224. The site is approximately 7,500 square feet. The proposal is to demolish three existing buildings on the site and construct one building containing 16 live/work units and 16 off-street parking spaces within a 4-story structure (including mezzanines) approximately 40 feet in height. The project site is located in an M-1 zoning

district, within a 40-X height/bulk district.
(Continued from Regular Meeting of February 11, 1999)
(Proposed for Continuance to May 6, 1999)

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 3/11/99.
7. Commission Matters.

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

10. 98.809C (PASSMORE)
2161 SUTTER STREET, south side between Steiner and Pierce Streets; Lot 5 in Assessor's Block 682 -- Consideration of Zoning Administrative report on Violation of Conditional use Provisions for an 18 Bed Residential Care Facility and setting a hearing date for consideration of revoking conditional use authorization given under Motion No. 14763.
11. 97.856C (LI)
455 BEACH STREET (550 NORTH POINT STREET), south side between Jones and Taylor Streets; Lot 15 in Assessor's Block 22: -- Request for Conditional Use authorization to allow the development of a tourist hotel with parking exceeding an amount classified as accessory in a C-2 (Community Business) District, the Waterfront Special Use District No. 2, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 18, 1999)
12. 98.318E (POSTERNAK)
1750-1770 FULTON STREET, DEMOLITION OF EXISTING RETAIL BUILDING AND CONSTRUCTION OF NEW RETAIL BUILDING AND 134 DWELLING UNITS: Lot 10 of Assessor's Block 1175, bounded by Fulton Street, Masonic Avenue, McAllister Street, and Central Avenue. To consider appeal of the Preliminary Negative Declaration on the proposal to demolish the existing 30-foot tall Plaza Foods Center of 52,500 square feet (includes

Falletti's supermarket and 10 retail shops) and parking lot with 174 spaces and construct a new 40-foot tall retail building of 56,340 square feet, including a Lucky supermarket and five retail shops; 134 dwelling units; a below-grade retail parking garage with 211 retail spaces and 54 residential spaces; and a two-level residential parking garage with 116 spaces in an NC-S (Neighborhood Commercial Shopping Center) Zoning District.
(Continued from Regular Meeting of March 18, 1999)

13. 98.318C (LIGHT)
1750-1770 FULTON STREET, north side between Central and Masonic Avenues, Lot 10 of Assessor's Block 1175 -- Request for Conditional Use authorization under Sections 304(d)(4) and 713.21 of the Planning Code to allow a Planned Unit Development with 135 housing units and a commercial use with over 6,000 square feet of floor area (58,000 square feet of retail space including a supermarket and several smaller retail spaces) in an NC-S (Neighborhood Commercial Shopping Center) Zoning District, and 40-X Height and Bulk District.
(Continued from Regular Meeting of March 18, 1999)
14. 98.776C (WASHINGTON)
655 BROTHERHOOD WAY, Lot 023 & 024, in Assessor's Block 7380, bounded by Junipero Serra Boulevard to the east, and Lake Merced Boulevard to the west. - Request for a Planned Unit Development and Conditional Use authorization under Section 303 and 304 of the Planning Code to allow the expansion of an existing school, Section (209.3g).
(Continued from Regular Meeting of March 18, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 2:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 2:30 PM, but have not been called or heard by 2:30 PM, could be continued to a later time or date as determined by the Commission.

15. 1999.084D (WANG)
1950 36TH AVENUE, east side between Ortega and Pacheco Streets, Lot 002D in Assessor's Block 2099 -- Request for Discretionary Review of Building Permit Application No. 9824250, proposing to construct a second-floor vertical addition at the existing one-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.

Adjournment: _____



F
55
14
1/1/99

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 1, 1999

4:00 PM

DOCUMENTS DEPT.

Regular Meeting

MAR 31 1999

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

4:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin

A. ITEMS TO BE CONTINUED

- 1a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of March 4, 1999)
(Proposed for Continuance to April 15, 1999)
- 1b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of March 4, 1999)
(Proposed for Continuance to April 15, 1999)
2. 98.794D (BAÑALES)
125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of March 11, 1999)
(Proposed for Continuance to April 15, 1999)
3. 98.244E (POSTERNAK)
2901 CALIFORNIA STREET; DEMOLITION OF THREE EXISTING HIGH SCHOOL CLASSROOM BUILDINGS AND CONSTRUCTION OF A NEW HIGH SCHOOL CLASSROOM BUILDING AND PARKING STRUCTURE: Assessor's Block 1029, Lots 001-003, southwest corner of California Street/Broderick Street intersection. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site currently contains a private co-educational high school (Drew College Preparatory School) comprised of three buildings that total about 16,300 square feet and an exterior courtyard. The proposed project would involve merging the three lots into one lot; demolishing the three existing buildings; and constructing a new three-story, 40-foot tall classroom building of about 33,800 square feet, a basement parking garage with about 23 parking spaces, and an exterior courtyard. The current enrollment at the high school is about 200 students. The project sponsor proposes a maximum enrollment of about 250 students and seeks an enrollment cap of about 399 students. The project sponsor would seek a Variance from the rear yard and front yard set-back requirements of the San Francisco Planning Code and a Conditional Use Authorization for expansion of a secondary school in an RM-1 Zoning District.
(Proposed for Continuance to June 17, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of 3/18/99.
5. Commission Matters.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
8. INFORMATIONAL (BADINER)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL (PACIFIC BELL GIANTS BALLPARK); Case No. 96.176C; Assessor's Block 3794, Lots 28, 29 and a portion of Lot 30 -- Report on the refinements to the Pavilion Building for the Pacific Bell Ballpark. The overall Ballpark project was approved by the Planning Commission by Motion No. 14718 superseding Motion No. 14418. Pacific Bell Ballpark is in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District. The proposal is to proceed with two phases of Pavilion Building construction, with the Phase I reducing the size of the original four-story building to a three-story structure located at the corner of Third and King Streets on the west side of the Ballpark with an adjoining approximately 16-space parking area to the south behind a brick and metal decorative fence.
No Commission action will be taken on this item.

E. REGULAR CALENDAR

9. 98.286C (BEATTY)
33 POWELL STREET, Lot 4 in Assessor's Block 330, west side between Ellis and Eddy Streets -- Request for Conditional Use Authorization to allow the conversion of 49 residential hotel rooms to tourist hotel rooms within an existing hotel in a C-3-R (Downtown Retail) District and a 80-130-F Height and Bulk District.
(Continued from Regular Meeting of March 25, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 4:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

10. 1999.039D (BEATTY)
550 STANYAN STREET, east side between Hayes and Fell Streets, Lot 004 in Assessor's Block 1213 -- Request for Discretionary Review of Building Permit Application No. 9810285, proposing to construct a nine-unit residential building in a RM-3 (Mixed, Medium Density) District.
(Continued from Regular Meeting of March 18, 1999)
11. 98.631D (WASHINGTON)
55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of March 25, 1999)
12. 1999.094V (WASHINGTON)
55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 on Assessor's Block 2642 in a RH-1 (House, One-Family) District. A FRONT YARD VARIANCE SOUGHT: The variance is to allow the construction of a third level addition to an existing single family residence that will encroach 15 feet into the required 15 foot front yard setback.
The application for Variance will be considered by the Zoning Administrator.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

APR 13 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 15, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

- 1a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of March 4, 1999)
(Proposed for Continuance to May 6, 1999)
- 1b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of March 4, 1999)
(Proposed for Continuance to May 6, 1999)
2. 98.794D (BAÑALES)
125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of March 11, 1999)
(Proposed for Continuance to May 13, 1999)
3. 98.459E (NAVARRETE)
1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.
(Continued from Regular Meeting of April 8, 1999)
(Proposed for Continuance to May 13, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is

reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of 3/18/99 & 4/1/99.
5. Commission Matters.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 98.967C (MILLER)
3132 23rd Street, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 3638 -- Request for a Conditional Use Authorization to establish a plant nursery with retail sales per Planning Code Section 209.5(c) in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Note: On 3/18/99, following public testimony, the Commission Closed Public Hearing. A Motion of Intent to Approve with Conditions was adopted by a vote of +5 to -0. Commissioner Martin was absent and Commissioner Richardson had not yet been appointed.
(Continued from Regular Meeting of March 18, 1999)

F. CONSENT CALENDAR

9. 98.523CV (BILLOVITS)
1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code.
Note: Following public testimony, the Commission Closed Public Comment. A Motion to Approve failed to carry by a vote of +3 to -2 (Antenore, Joe). At the direction of Commission President Theoharis, absent Commissioner Martin and the newly appointed seventh Commissioner, would review the official transcript and all pertinent information prior to casting their vote.
(Continued from Regular Meeting of March 18, 1999)

G. REGULAR CALENDAR

10. 98.809C (PASSMORE)
2161 SUTTER STREET, south side between Steiner and Pierce Streets; Lot 5 in Assessor's Block 682 -- Consideration of Zoning Administrative report on Violation of Conditional use Provisions for an 18 Bed Residential Care Facility and setting a hearing date for consideration of revoking conditional use authorization given under Motion No. 14763.
11. 97.654C (PASSMORE)
1305 CASTRO STREET, east side of Castro south of 24th street; Lot 015 on Assessor's block 6507 -- Consideration of Zoning Administrative report on Violation of Conditional use Provisions for a full-service restaurant and setting a hearing date for consideration of revoking conditional use authorization given under Motion No. 14499.
- 12a. 1999.050CV (LIGHT)
577-579 GEARY STREET, south side of street between Jones and Taylor Street, Lot 17 in Assessor's Block 317: -- Request for Conditional Use authorization to allow a building exceeding 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-130-T Height and Bulk District.
- 12b. 1999.050CV (LIGHT)
577-579 GEARY STREET, south side of street between Jones and Taylor Street, Lot 17 in Assessor's Block 317: -- The proposal is to expand an existing vacant 3-story residential/commercial building by two stories, and add three dwelling units in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-130-T Height and Bulk District.
The application for Variance will be considered by the Zoning Administrator.

H. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

13. 98.153D (PURVIS)
1025 MINNA STREET, east side between 11th and Lafayette Streets, Lots 070 and 071 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9801703, proposing the new construction of an eight-unit live/work building on two vacant lots in a RED (Residential Enclave District).
Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion to Take DR denying the project failed to carry by a split vote +3 to -3 (Theoharis, Mills, Chinchilla). A second Motion to Take DR requiring a rear yard setback failed to carry by a split vote +3 to -3 (Martin, Joe, Antenore). At the direction of Commission President Theoharis, upon the appointment of a seventh Commissioner by the Mayor, that Commissioner would review the official transcript and all pertinent information prior to casting his/her vote.
 (Continued from Regular Meeting of March 11, 1999)
14. 98.190D (BAÑALES)
1050 17TH STREET, north side between Pennsylvania and Mississippi Streets, Lot 002A in Assessor's Block 3948 -- Request for Discretionary Review of Building Permit Application No. 9711381S, proposing the new construction of 19 live/work units with parking on a vacant

lot in a M-2 (MB) (Mission Bay -- Heavy Industrial) District.
(Continued from Regular Meeting of April 8, 1999)

15. 98.485D (KEYLON)
1626 VALLEJO STREET, north side between Van Ness Avenue and Franklin Street, Lot 020 in Assessor's Block 0551 -- Request for Discretionary Review of Building Permit Application 9810583, proposing to construct a new deck at the rear of an existing four-story, four-unit building in a RH-3 (House, Three-Family) District.
16. 1999.988D (LIGHT)
4 25TH AVENUE NORTH, northwest side between Sea Cliff Avenue and Pacific Ocean, Lot 001 in Assessor's Block 1301 -- Request for Discretionary Review of Building Permit Application No. 9819139S, proposing to construct a two-story-over-basement side yard addition to an existing two-story-over-basement single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

APR 19 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
Overflow - Room 416
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 22, 1999

1:00 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 97.823C (ALVIN)
299 DOLORES STREET, on northeast corner of Dolores and 16th Streets; Lot 25 in Assessor's Block 3556 -- Request to modify an existing Conditional Use Authorization No. 92.187C for a child care center to permit the demolition of an unreinforced masonry building and the construction of a new replacement building of approximately 10,000 square feet for child care per Planning Code Section 303 within an RM-1 (Residential, Mixed, Low Density) District and a 40-X height and bulk district.
(Proposed for Continuance to May 6, 1999)
- 2: 98.805D (GORDON)
475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of March 18, 1999)
(Proposed for Continuance to May 6, 1999)
3. 1999.195ZT (ROSETTER)
MID-MISSION MAP AMENDMENT, Consideration of a proposal to enlarge the existing Mission Alcoholic Beverage Special Use Subdistrict to include the Mid-Mission area which is bounded by Cesar Chavez on the north, the property fronting the east side of Mission Street on the east, Randall Street on the south and the property fronting the west side of San Jose Avenue on the west. The Mission Alcoholic Beverage Special Use Subdistrict (which is currently bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Street) prohibits any new establishment selling or serving alcoholic beverages with the exception of bonafide restaurants. Existing liquor establishments would not be allowed to reopen if abandoned for a period of 30 days or longer.
(Proposed for Continuance to May 6, 1999)
4. 98.738Z (ZWIERZYCKI)
4279 - 4285 MISSION STREET, northeast corner of Silver Avenue; Lot 20 in Assessor's Block 5893, north side of Silver Avenue between Mission and Craut Streets--Request to reclassify the subject property from RH-1 (Residential, House, One-Family District, 40-X Height and Bulk District) to NC-2 (Neighborhood-Commercial, Small-Scale District, 40-X Height and Bulk District).
(Proposed for Continuance to May 6, 1999)
5. 98.738EC (ZWIERZYCKI)
4279 - 4285 MISSION STREET, northeast corner of Silver Avenue; Lots 20 through 24 in Assessor's Block 5893. Request for Conditional Use authorization under Planning Code Sections 711.11; 121.1 and 711.43 to allow the establishment of a large self-service restaurant, including off-street parking spaces, on five lots including a total combined area exceeding 10,000 square feet within an NC-2 (Neighborhood-Commercial Small-Scale) District; and 40-X Height and Bulk District.
(Proposed for Continuance to May 6, 1999)

6. 98.599E (WONG)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.** Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.
(Proposed for Continuance to May 20, 1999)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of 3/25/99
8. Commission Matters.

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

11. 98.523CV (BILLOVITS)
1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code.
Note: On 3/18/99 following public testimony, the Commission Closed Public Comment. A Motion to Approve failed to carry by a vote of +3 to -2 (Antenore, Joe). At the direction of Commission President Theoharis, absent Commissioner Martin and the newly appointed seventh Commissioner, would review the official transcript and all pertinent information prior to casting their vote. On 4/15/99 a Motion of Intent to

Approve with Conditions as Amended carried by a vote of +5 to -2 (Antenore, Martin), limiting any single commercial tenant to less than 6,000 square feet and lifting the rental only condition. At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion.

(Continued from Regular Meeting of April 15, 1999)

12. 98.928D (LINDSAY)
1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 --Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into two units without permits in a RH-3 (House, Three-Family) District.
Note: On 2/25/99, following public testimony, the Commission Closed Public Comment. A Motion of Intent to Take Discretionary Review and deny the project carried by a vote of +7 to -0. At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion.
(Continued from Regular Meeting of February 25, 1999)

F. REGULAR CALENDAR

13. 1999.056C (ZWIERZYCKI)
2260 - 2262 MARKET STREET, Lot 10 in Assessor's Block 3560, north side, between Noe and Sanchez Streets--Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow for the elimination of one existing off-street parking space for a four-story building currently containing four residential units and commercial space in the Upper Market Street Neighborhood Commercial District and 50-X Height and Bulk District.
14. 1999.093C (KEYLON)
5635 MISSION STREET, north side (gore point) at Mission and Morse Streets, Lot 1D in Assessor's Block 6470 -- Request for Conditional Use Authorization to expand an existing car stereo and alarm installation business defined as automotive repair under Section 711.59 and 790.15 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District.
15. 1999.099C (MARTIN)
200 PAUL AVENUE, north side of Paul Avenue between Bayshore Boulevard and Third Street, Lots 001F and 001G, Assessor's Block 5431A-- Request for Conditional Use Authorization under Section 227(i) of the Planning Code to install twelve receive-only parabolic antennas on the roof of the building and three monopole type antenna towers attached to the north side of the building each holding five to seven off-air reception antennas, to receive video signals from satellites and television broadcasting stations to provide cable television services, primarily to residential customers, in an M-1 (Light Industrial) District and 65-J Height and Bulk Districts.

At approximately 2:00 PM, but not before, the Planning Commission will begin hearing the following item(s).

16. INTENT TO INITIATE INTERIM ZONING CONTROLS (GREEN)
INTERIM ZONING OPTIONS FOR INDUSTRIAL LAND. Public hearing on the proposed interim zoning options for industrially zoned land and the initiation of intent to adopt interim zoning controls, which would establish Industrial Protection Zones and Mixed-Use Areas. The report on the options published by the Department on April 8, 1999 is available at the Public Information Counter at 1660 Mission Street.

Adjournment: _____



5F
C55
#14
5/13/00
special joint

SAN FRANCISCO PLANNING COMMISSION & RECREATION and PARK COMMISSION



Notice of Meeting & Calendar

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 13, 1999

1:30 PM

DOCUMENTS DEPT.

Special Joint Meeting

MAY 11 1999

SAN FRANCISCO
PUBLIC LIBRARY

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Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
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1:30 PM

ROLL CALL

PLANNING: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin

REC & PARK: Commission President: Jim Salinas, Sr.
Commission Vice President: Gordon Chin
Commissioners: Yvette Flunder, Eugene Friend, William P. Getty, John W. Murray, Lynne Newhouse Segal

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B. SPECIAL CALENDAR

1. 1999.115R (SHOTLAND)
SAN FRANCISCO OPEN SPACE ACQUISITION AND PARK RENOVATION FUND 1999-2000 -- At this meeting, the Acting General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for Fiscal Year 1999-2000. The Planning Commission will consider finding the Program and Fund in-conformity with the General Plan, and will consider of adoption of the 1999-2000 San Francisco Park and Open Space Program.
2. 1999.261R (SHOTLAND)
AUTHORIZATION TO ALLOCATE \$984,850 FROM THE DOWNTOWN PARK SPECIAL FUND FOR DEVELOPMENT OF THE EMBARCADERO MUSIC CONCOURSE - - Consideration of a Resolution authorizing the Planning Commission to allocate and appropriate up to \$984,850.00 from the Downtown Park Special Fund, as permitted by Section 139(f) of the Planning Code. The \$984,850 would fund enhancements to the proposed Embarcadero Music Concourse, located in lot # 1, 2, 11-16, 18 of Assessor's Block 3714.

Adjournment: _____



SF
C55
#14
5/13/00

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 13, 1999

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

MAY 11 1999

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2:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.459E (NAVARRETE)
1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.
(Continued from Regular Meeting of April 15, 1999)
(Proposed for Continuance to May 27, 1999)
2. 98.804C (LI)
545 LEAVENWORTH STREET, west side between Geary and O'Farrell Streets; Lot 2 in Assessor's Block 319: -- Request for Conditional Use authorization to construct a 12-unit residential building exceeding 40 feet in height and to provide off-street parking which exceeds an amount classified as accessory in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-T Height and Bulk District.
(Proposed for Continuance to May 27, 1999)
3. 98.794D (BAÑALES)
125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.
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(Proposed for Continuance to May 27, 1999)

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4. Commission Matters.

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5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

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8. 98.928D (LINDSAY)
1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 --Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into two units without permits in a RH-3 (House, Three-Family) District.
Note: On 2/25/99, following public testimony, the Commission Closed Public Comment. A Motion of Intent to Take Discretionary Review and deny the project carried by a vote of +7 to -0. At the direction of Commission President Theocharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion. The project sponsor has subsequently filed a revision to Building Permit Application No. 9812079 which the Commission will consider prior to adopting a Final Motion.
(Continued from Regular Meeting of April 22, 1999)

E. REGULAR CALENDAR

9. INITIATION OF HEARING FOR INTERIM ZONING CONTROLS (GREEN)
INTERIM ZONING OPTIONS FOR INDUSTRIAL LAND. Public hearing on the initiation of the hearing for proposed interim zoning for industrially zoned land and the initiation of intent to adopt interim zoning controls, which would establish Industrial Protection Zones and Mixed-Use Areas.
10. 1999.183Z (ROSETTER)
26TH STREET LIVE/WORK MAP AMENDMENT -- Consideration of a proposal to amend the zoning map for the property on the south side of 26th Street between Rhode Island and DeHaro Streets, being Lot 9 in Assessor's Block 4327A, from an RH-1 (One Family Residential) District to an M-1 (Light Industrial) District. This lot is part of an approximate 115,000 square-foot site where 66 live/work loft units are proposed to be built. It is a sliver

of property about 15 feet wide at the widest and about 370 feet long between 26th Street and the rest of the site. The rest of the site is zoned M-1.

- 11a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of May 6, 1999)
- 11b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of May 6, 1999)
12. 1999.140C (LI)
1652 STOCKTON STREET, east side between Union and Filbert Streets; Lot 17 in Assessor's Block 103: -- Request for Conditional Use authorization to modify a previously-approved conditional use (Case No. 1992.014C, Motion No. 13289) by adding sidewalk seating in front of the existing full-service restaurant and bar in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

H. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

13. 1999.043D (WASHINGTON)
2331 QUINTARA STREET, south side between 32nd and 33rd Avenues, Lot 047 in Assessor's Block 2185 -- Request for Discretionary Review of Building Permit Application No. 9617365, proposing to construct a two-story rear addition to an existing two-story residence in a RH-1 (Residential House, Single-Family) District.
14. 1999.142D (WASHINGTON)
57 ARBOR STREET, south side between Conrad and Diamond Streets, Lot 050 in Assessor's Block 6712 -- Request for Discretionary Review of Building Permit Application No. 9825583, proposing the new construction of a single-family residence in a RH-1 (Residential House, Single-Family) District.
15. 1999.232D (BILLOVITS)
707 CLEMENT STREET, south side between Eighth and Ninth Avenues, Lot 38 in Assessor's Block 1440 -- Request for Discretionary Review of Building Permit Application No. 9903527, proposing commercial tenant improvements to locate a Rite Aid drug and variety retail store in an existing building space formerly occupied by a Woolworth's variety retail store in the Inner Clement Street Neighborhood Commercial District.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 20, 1999

99-05-18A11:20 RCV

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

MAY 18 1999

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.054E (MALTZER)
165 8TH STREET, Affordable Housing. **Appeal of Preliminary Negative Declaration.** At 165 8th Street, northeast corner of 8th and Natoma Streets, proposed construction of up to 55 affordable housing units within a new four and five story, 50 foot tall, 91,000 square foot structure. The proposed project would include about 14,000 square feet of office, retail, vocational training, child care and tenant services space, as well as 47 off-street parking spaces. Vehicular access to the ground level garage would be from Natoma Street. The project would require demolition of an existing three story, 62,000 square foot structure. The project would require a Variance from off street parking and minimum rear yard requirements, as well as Conditional Use authorization for the vocational training use.
(Proposed for Continuance to May 27, 1999)
2. 1999.054CEKV (MILLER)
165 8TH STREET, northeast corner at Natoma Street, with additional frontage on Minna and Julia Streets, Lots 61, 62 and 67 in Assessor's Block 3727 -- Request for authorization of a **CONDITIONAL USE** for **ASSEMBLY AND SOCIAL SERVICES** consisting of a vocational skills center and administrative space for Episcopal Community Services, in conjunction with the new construction of up to 50 low-income dwelling units and a childcare facility for up to 40 children (also requiring Variances of Planning Code standards for off-street parking, rear-yard area and dwelling-unit exposure), in an SLR (Service, Light Industrial and Residential) District and a 50-X Height and Bulk District (Lots 61 and 62) and an RED (Residential Enclave) District and a 40-X Height and Bulk District (Lot 67).
(Proposed for Continuance to May 27, 1999)
3. 1999.018D (SNYDER)
268 CHENERY STREET, northwest side between Whitney and Fairmount Streets, Lot 012 in Assessor's Block 6685 -- Request for Discretionary Review of Building Permit Application No. 9812657, proposing to construct a fourth story with two decks to an existing two-family residence in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to May 27, 1999)
4. 98.472C (PURVIS)
140 SOUTH VAN NESS AVENUE, between Mission Street and Duboce Avenue; Lots 33 & 40 in Assessor's Block 3514: Request for Conditional Use Authorization under Sections 215(a), 271 and 304 to authorize dwellings in a C-M (Heavy Commercial) District, to construct a building that exceeds the bulk limits, and to authorize a Planned Unit Development (PUD), with exceptions from density standards as set forth in Section 215(a), from dwelling unit exposure standards in Section 140, from rear yard requirements in Section 134, and from parking requirements in Section 151. The site has a 105-J Height and Bulk designation.
(Proposed for Continuance to June 17, 1999)
5. 97.792T (MONTAÑA)
SOUTH END ZONING CONTROLS -- Consideration of a resolution to initiate permanent zoning controls, called the South End Zoning Controls, to replace the Ballpark Vicinity Special Use District interim controls which expire on July 10, 1999 and consideration of a resolution to initiate automatic Discretionary Review by the Planning Commission for any permit application within the Ballpark Vicinity Special Use District (BV SUD) that does not comply

with the existing BV SUD interim controls.
(Proposed for Continuance to June 17, 1999)

6. 98.369E (GLASNER)
435 PACIFIC AVENUE, Construction of New Office Building. To consider an **appeal of the Preliminary Negative Declaration** on the proposal to construct one five-story office building at 435 Pacific Avenue, between Sansome and Montgomery Streets (Assessor's Block 175, Lot 28). The proposed office building would be approximately 60 feet in height and contain approximately 36,530 square feet of office space and ground level, off-street parking for 24 vehicles. The project site is located in the Jackson Square Historic District and would require a Certificate of Appropriateness to demolish the existing building and construct a new one. (Continued from Regular Meeting of May 6, 1999)
(Proposed for Continuance to June 24, 1999)
7. 98.172E (NISHIMURA)
1468 25TH STREET, northwest corner of Pennsylvania Avenue; Lot 8 in Assessor's Block 4224, within an M-1 (Light Industrial) District and a 40-X Height and Bulk District. **AN APPEAL OF A PRELIMINARY NEGATIVE DECLARATION**. The project would be new construction of two 40-foot tall, four-story buildings containing 29 live/work units and 27 units, for a total of 56 live/work units on a vacant 33,300-square-foot lot. The two buildings would contain a total of 71,000 gross square feet. Fifty-six parking spaces would be provided in ground floor garages and in an on-site surface parking area.
(Proposed for Continuance to June 24, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - draft minutes of 5/6/99.
9. Commission Matters.

D. DIRECTOR'S REPORT

10. Director's Announcements.
11. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
12. Informational Presentation of the Downtown Wayfinding Signage Project.

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

13. 98.190D (BAÑALES)
1050 17TH STREET, north side between Pennsylvania and Mississippi Streets, Lot 002A in Assessor's Block 3948 -- Request for Discretionary Review of Building Permit Application No. 9711381S, proposing the new construction of 19 live/work units with parking on a vacant lot in a M-2 (MB) (Mission Bay -- Heavy Industrial) District.
Note: Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR carried by a vote of +5 to -2 (Chinchilla, Richardson) to Deny the Project.
(Continued from Regular Meeting of May 6, 1999)

F. REGULAR CALENDAR

14. 1999.121ET (ROSETTER)
TOBACCO PARAPHERNALIA AMENDMENT -- Consideration of a proposal to amend Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by adding Section 230 to prohibit enterprises that sell tobacco paraphernalia, except in the C-2, C-3-O, C-3-R and NC-3 zoning districts. The term "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. Tobacco Paraphernalia does not include tobacco, cigarettes, cigarette papers, cigars, or any other preparation or tobacco that is permitted by existing law.
15. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 2:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 2:30 PM, but have not been called or heard by 2:30 PM, could be continued to a later time or date as determined by the Commission.

16. 98.805D (GORDON)
475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of May 6, 1999)
17. 1999.191D (WASHINGTON)
300 WEST PORTAL AVENUE, northwest side between 14th and 15th Avenues, Lot 002 in Assessor's Block 2483 -- Request for Discretionary Review of Building Permit Application No. 9902636, proposing to establish a new 2,470 square foot Blockbuster Video Store in the West Portal Neighborhood Commercial District.

Adjournment: _____



ADDENDUM

NOTICE OF MEETING & CALENDAR OF THE

SAN FRANCISCO PLANNING COMMISSION

REGULAR MEETING

THURSDAY
May 20, 1999
ROOM 400, CITY HALL
1 Dr. Carlton B. Goodlett Place
(Formerly known as Polk Street)
1:30 P.M.

99-05-18A11:22 RCVD

DOCUMENTS DEPT.

MAY 18 1999

SAN FRANCISCO
PUBLIC LIBRARY

A. ITEMS TO BE CONTINUED

This item should follow item #7 on the 1:30 P.M. calendar

98.599E

(WONG)

2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.** Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground. (Proposed for Continuance to June 24, 1999)

1994-1995

1994-1995

1994-1995

1994-1995



1994-1995



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 27, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAY 24 1999

SAN FRANCISCO
PUBLIC LIBRARY
99-05-24P12:03 RCVD

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.804C (LI)
545 LEAVENWORTH STREET, west side between Geary and O'Farrell Streets; Lot 2 in Assessor's Block 319: -- Request for Conditional Use authorization to construct a 12-unit residential building exceeding 40 feet in height and to provide off-street parking which exceeds an amount classified as accessory in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-T Height and Bulk District.
(Proposed for Continuance to June 10, 1999)
2. 1999.101C (LIGHT)
2700 SLOAT BOULEVARD, southwest corner of 46th Avenue; Lot 2A in Assessor's Block 2514: -- Request for Conditional Use authorization to modify a previously-approved conditional use authorization and to provide parking that exceeds the amount classified as accessory in an NC-2 (Small Scale Neighborhood Commercial) District and 100-A Height and Bulk District.
(Proposed for Continuance to June 10, 1999)
3. 98.455E (POSTERNAK)
675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider **an appeal of the Preliminary Negative Declaration** on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 two-story buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.
(Proposed for Continuance to June 17, 1999)
4. 98.455C (MILLER)
675 TOWNSEND STREET, southeast corner at 8th Street (with additional frontage on Division and King Streets), Lot 7 in Assessor's Block 3799 -- Request for authorization of a **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to construct up to 148 dwelling units, three live/work units and approximately 35,000 square feet of retail space with approximately 266 off-street parking spaces, requiring modification of the otherwise-applicable rear-yard and dwelling-unit density provisions of the Planning Code, in an M-2 (Heavy Industrial) District and within 40-X and 50-X Height and Bulk Districts.
(Proposed for Continuance to June 17, 1999)
5. 98.794D (BAÑALES)
125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of April 15, 1999)
(Proposed for Continuance to June 17, 1999)

6. 1999.226ET (ROSETTER)
MISSION ALCOHOL REVISION AMENDMENT --Consideration of a proposal to **amend Planning Code Section 781.8** (the Mission Alcoholic Beverage Special Use Subdistrict) to clarify the purpose of the section; define the term "new establishment"; clarify a key word that determines abandonment; prohibit the transfer of establishments and liquor licenses from outside the special use district to a location within the special use district; and establish "good neighbor" operating practices for all liquor establishments (including bonafide restaurants).
(Proposed for Continuance to July 8, 1999)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of 5/13/99.
8. Commission Matters.

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

11. 98.459E (NAVARRETE)
1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.

(Continued from Regular Meeting of May 13, 1999)

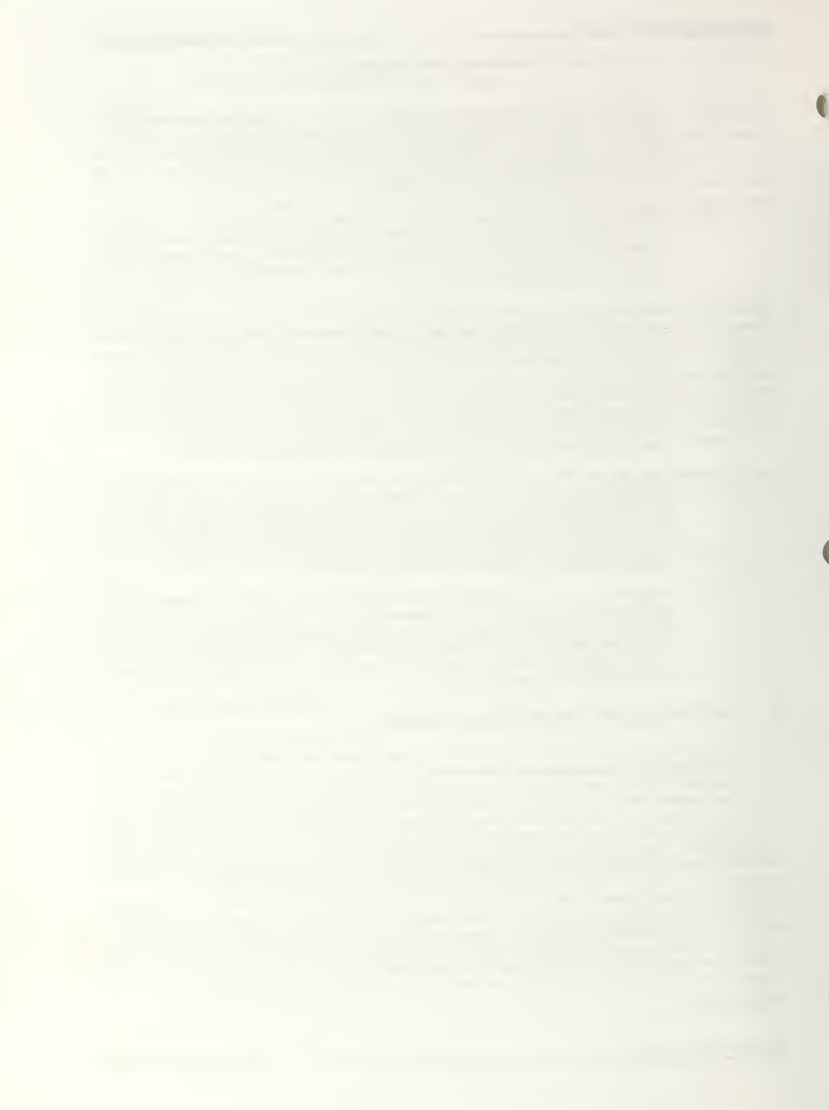
12. 98.459D (BAÑALES)
1325 INDIANA/1310 MINNESOTA STREETS, through lot from Indiana to Minnesota Streets, bounded by 23rd and 25th Streets, Lot 011 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application No. 9816598S, proposing the new construction of two live/work buildings: one with 30 units and one with 48 units -- for a total of 78 units in a M-2 (Heavy Industrial) District.
- 13a. 1999.051CV (BEATTY)
817 COLUMBUS AVENUE, west side between Lombard and Greenwich Streets, Lot 3 in Assessor's Block 74-- Request for Conditional Use Authorization to allow an exemption from the residential parking requirement in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
- 13b. 1999.051CV (BEATTY)
817 COLUMBUS AVENUE, west side between Lombard and Greenwich Streets; Lot 3 in Assessor's Block 74 in North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. REAR YARD VARIANCE SOUGHT: The proposal is construct two stories over the existing one-story commercial building, for a total building height of 40 feet. Section 134 of the Planning Code requires a minimum rear yard depth of approximately 15 feet for the northwest corner of the subject property, measured from the rear property line. This area would extend to the rear property line and encroach into the required rear yard.
The application for variance will be considered by the Zoning Administrator.
14. 1999.238C (LeBLANC)
399 GROVE STREET, south side between Gough and Franklin Streets; Lot 014 in Assessor's Block 0809 -- Request for Conditional Use authorization to allow a bakery/cafe of approximately 3,450 square feet which is considered a large fast food restaurant by the Planning Code, and to allow a nonresidential use that exceeds 3,000 square feet in the Hayes-Gough Neighborhood Commercial Zoning District.
15. 1999.171C (ZWIERZYCKI)
260 SAGAMORE STREET, Lot 69 in Assessor's Block 7137, northern side, between Orizaba and Capitol Avenues--Request for Conditional Use authorization to expand the size of a church (First Congregational Christian Church of Samoa), an existing permitted conditional use in an RH-1 (Residential, House, One-Family) District. This proposal is also subject to a rearyard variance Case No. 99.171V.

H. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

16. 1999.018D (SNYDER)
268 CHENERY STREET, northwest side between Whitney and Fairmount Streets, Lot 012 in Assessor's Block 6685 -- Request for Discretionary Review of Building Permit Application No. 9812657, proposing to construct a fourth story with two decks to an existing two-family residence in a RH-2 (House, Two-Family) District.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

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JUN 01 1999

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06-01-99A11:22 RCVD

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 3, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.833E (KUGLER)
116-124 MAIDEN LANE, on the north side of Maiden Lane between Stockton and Grant Avenues; Assessor's Block 309, Lot 16. Public Hearing for comments on a Draft Environmental Impact Report for the proposed demolition of an existing Category IV - Contributory Building in the Kearny-Market-Mason-Sutter Conservation District. The existing structure is a partially occupied, four-story tall, retail/office building of unreinforced masonry (UMB). New construction of a two-story, 40-foot-tall retail building in the Downtown Retail (C-3-R) District that would cover the entire lot (as does the current building) is proposed.
(Proposed for Continuance to June 10, 1999)
2. 98.805D (ALVIN)
475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.
Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR and Deny the Project carried by a vote of +5 to -2 (Theoharis, Mills). At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion.
(Continued from Regular Meeting of May 20, 1999)
(Proposed for Continuance to June 10, 1999)
3. 98.905E (NAVARRETE)
360 6TH STREET - Appeal of a Preliminary Negative Declaration: Assessor's Block 3754 Lot 8. The proposal is to demolish one existing building on the site and construct one building containing 19 live/work units and 19 off-street parking spaces within a 3-story structure (including mezzanines) approximately 50 feet in height. The project site is located in an Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district.
(Continued from Regular Meeting of May 6, 1999)
(Proposed for Continuance to June 10, 1999)
4. 98.922C (PEPPER)
7355 GEARY BOULEVARD, south side between 37th and 38th Avenues; Lot 034 in Assessor's Block 1507: -- Request for Conditional Use authorization under Section 187.1 of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including the addition of a new convenience store, in an RM-1 (Residential, Mixed, Low Density) District.
(Proposed for Continuance to June 17, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a

public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of 5/20/99.
6. Commission Matters.

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
9. Review of proposed Industrial Protection Zones (IPZ's).

E. REGULAR CALENDAR

10. 1999.178ET (GREEN)
JOBS-HOUSING LINKAGE PROGRAM: Consideration of a proposal to amend Planning Code Sections 313.3 through 313.14 and to add Section 313.15: to rename the "OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM" to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at least 100,000 square feet, and by amending Section 314.1 to redefine "Hotel."
 (Continued from Regular Meeting of May 6, 1999)

11. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

12. 1999.121ET (ROSETTER)
TOBACCO PARAPHERNALIA AMENDMENT -- Consideration of a proposal to amend Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by adding Section 230 to prohibit enterprises that sell tobacco paraphernalia, except in the C-2, C-3-O, C-3-R and NC-3 zoning districts. The term "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or

otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. Tobacco Paraphernalia does not include tobacco, cigarettes, cigarette papers, cigars, or any other preparation or tobacco that is permitted by existing law.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing. At the direction of Commission President Theoharis staff was asked to include a request for funding and improve the legislation by incorporating better definitions.

- 13a. 1999.119ETTZ (ROSETTER)
HAIGHT STREET ALCOHOLIC BEVERAGE AMENDMENT -- Consideration of a proposal to amend the zoning map for the Haight Street Neighborhood Commercial District, to create the Haight Street Alcohol Special Use District, the boundaries of which would correspond with the boundaries of the Haight Street Neighborhood Commercial District.
- 13b. 1999.119ETTZ (ROSETTER)
ALCOHOL SPECIAL USE DISTRICTS AMENDMENT --Consideration of an ordinance amending Planning Code Sections 186.1, 719.40, 719.41, 719.42, 719.43, 719.44, and 710.40 and adding new Sections 186.3 and 245 to create the concept of Alcohol Special Use Districts (ASUDs) which would control establishments selling alcoholic beverages, make liquor establishments subject to "good neighbor" operating practices, and make NC-1 Districts within 1/4 mile of an ASUD subject to that ASUD's restrictions.
- 13c. 1999.119ETTZ (ROSETTER)
HAIGHT STREET ALCOHOL SPECIAL USE DISTRICT --Consideration of an ordinance amending the Planning Code to specifically create the Haight Alcohol Special Use District as Section 245.1, which would prohibit all new establishments selling alcoholic beverages and adding language to the end of the Haight Street Neighborhood Commercial District (NCD) use chart announcing this Special Use District as a special provision for the Haight NCD.
14. 1999.054E (MALTZER)
165 8TH STREET, Affordable Housing. **Appeal of Preliminary Negative Declaration.** At 165 8th Street, northeast corner of 8th and Natoma Streets, proposed construction of up to 55 affordable housing units within a new four and five story, 50 foot tall, 91,000 square foot structure. The proposed project would include about 14,000 square feet of office, retail, vocational training, child care and tenant services space, as well as 47 off-street parking spaces. Vehicular access to the ground level garage would be from Natoma Street. The project would require demolition of an existing three story, 62,000 square foot structure. The project would require a Variance from off street parking and minimum rear yard requirements, as well as Conditional Use authorization for the vocational training use.
 (Continued from Regular Meeting of May 20, 1999)
- 15a. 1999.054CKV (MILLER)
165 8TH STREET, northeast corner at Natoma Street, with additional frontage on Minna and Julia Streets, Lots 61, 62 and 67 in Assessor's Block 3727 -- Request for authorization of a **CONDITIONAL USE** for **ASSEMBLY AND SOCIAL SERVICES** consisting of a vocational skills center and administrative space for Episcopal Community Services, in conjunction with the new construction of up to 50 low-income dwelling units and a childcare facility for up to 40 children (also requiring Variances of Planning Code standards for off-street parking, rear-yard area and dwelling-unit exposure), in an SLR (Service, Light Industrial and Residential) District and a 50-X Height and Bulk District (Lots 61 and 62) and an RED (Residential Enclave) District and a 40-X Height and Bulk District (Lot 67).
 (Continued from Regular Meeting of May 20, 1999)
- 15b. 1999.054CKV (MILLER)

165 8TH STREET, northeast corner at Natoma Street, with additional frontage on Minna and Julia Streets, Lots 61, 62 and 67 in Assessor's Block 3727 -- Off-street parking, rear yard and dwelling unit exposure variances sought in conjunction with the new construction of up to 50 low-income dwelling units, a childcare facility for 40 children, a vocational skills center, and administrative space for Episcopal Community Services, in an SLR (Service, Light Industrial and Residential) District and a 50-X Height and Bulk District (Lots 61 and 62) and an RED (Residential Enclave) District and a 40-X Height and Bulk District (Lot 67).

(Continued from Regular Meeting of May 20, 1999)

The application for variance will be considered by the Zoning Administrator.

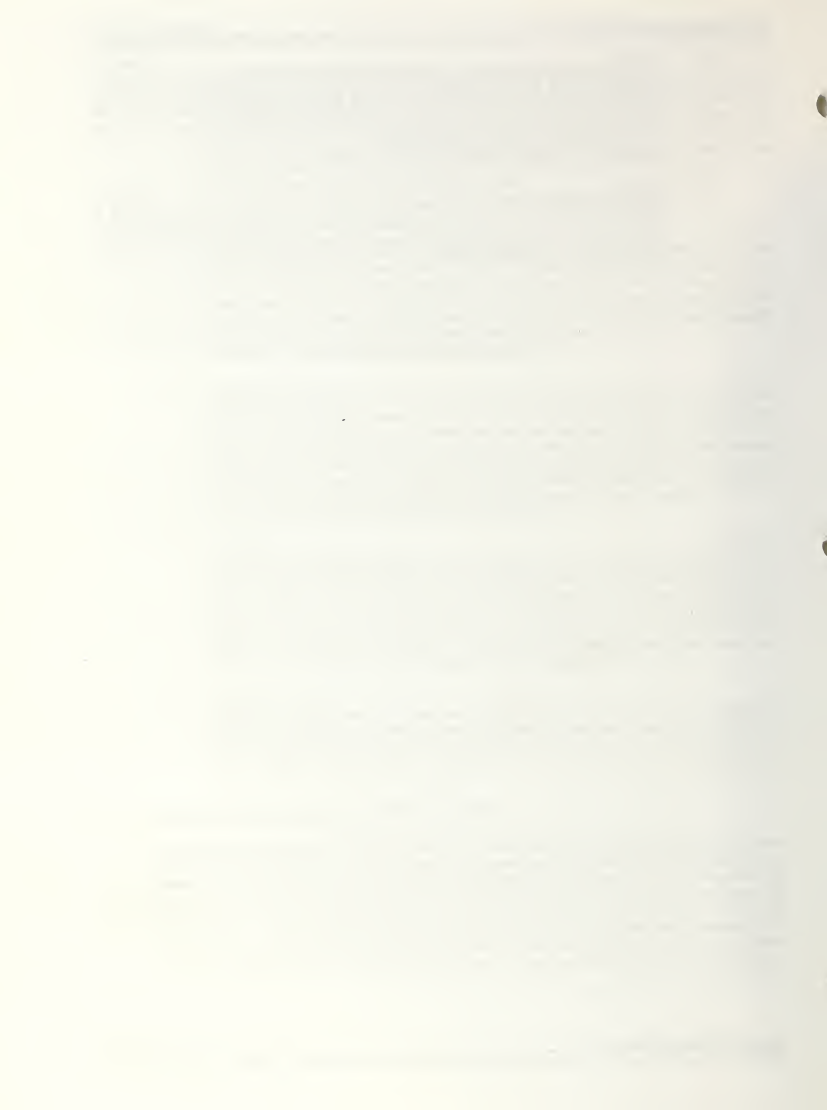
- 16a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
 (Continued from Regular Meeting of March 13, 1999)
- 16b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
 (Continued from Regular Meeting of March 13, 1999)
17. 98.472EC (PURVIS)
140 SOUTH VAN NESS AVENUE, between Mission Street and Duboce Avenue; Lots 33 & 40 in Assessor's Block 3514: Request for Conditional Use Approval under Planning Code Sections 215(a), 271 and 304 to: (1) authorize dwellings in a C-M (Heavy Commercial) District, (2) construct a building that exceeds the bulk limits, and (3) develop as a PUD (Planned Unit Development), with exceptions from density standards as set forth in Section 215(a), from dwelling unit exposure requirements in Section 140, from rear yard requirements in Section 134, and from parking requirements in Section 151.
18. 1999.070C (LI)
2139 POLK STREET, west side between Vallejo Street and Broadway; Lot 3 in Assessor's Block 571: -- Request for Conditional Use authorization to relocate an existing nonconforming use (a large fast-food restaurant) in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The Bagelry, currently located at 2134 Polk Street, is proposing to relocate to 2139 Polk Street.

F. SPECIAL DISCRETIONARY REVIEW HEARING

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19. 98.459D (BAÑALES)
1325 INDIANA/1310 MINNESOTA STREETS, through lot from Indiana to Minnesota Streets, bounded by 23rd and 25th Streets, Lot 011 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application No. 9816598S, proposing the new construction of two live/work buildings: one with 30 units and one with 48 units -- for a total of 78 units in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of March 27, 1999)
20. 98.809D (KEYLON)
2161 SUTTER STREET, south side between Steiner and Pierce Streets, Lot 005 in Assessor's Block 0682 -- Request for Discretionary Review of Building Permit Application No. 9903762, for a previously approved residential care facility in a NC-2 (Small-Scale Neighborhood Commercial) District.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 10, 1999

1:30 PM

Regular Meeting

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JUN 08 1999

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.
(Proposed for Continuance to June 24, 1999)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption - draft minutes of 5/27/99.
3. Commission Matters.

D. DIRECTOR'S REPORT

4. Director's Announcements.
5. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

6. 98.805D (ALVIN)
475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories

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Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR and Deny the Project carried by a vote of +5 to -2 (Theoharis, Mills). At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion.

The Project Sponsor has subsequently submitted a request for reconsideration.

(Continued from Regular Meeting of June 3, 1999)

F. REGULAR CALENDAR

7. 1999.215ET (ROSETTER)
FAIR HOUSING AMENDMENT -- Consideration of a proposal to amend the Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by amending Sections 303 and 305 to require that, in considering applications involving dwellings in which "protected class members" are likely to reside, the Planning Commission in considering conditional uses or the Zoning Administrator or Board of Appeals, on appeal, in considering variances shall comply with Chapter 87 of the San Francisco Administrative Code which requires, among other things, that these bodies not base any decision regarding such dwellings on information which may be discriminatory to a protected class. A protected class is a group that could potentially be discriminated against on the basis of a number of factors as specified in State and federal anti-discrimination law. These factors include but are not limited to race, religion, color, ancestry, ethnicity, age, sex, sexual orientation, gender identity, disability, source of income, place of birth, familial status or whether in a low, moderate or middle income category.
8. 98.833E (KUGLER)
116-124 MAIDEN LANE, on the north side of Maiden Lane between Stockton and Grant Avenues; Assessor's Block 309, Lot 16. Public Hearing for comments on a Draft Environmental Impact Report for the proposed demolition of an existing Category IV - Contributory Building in the Kearny-Market-Mason-Sutter Conservation District. The existing structure is a partially occupied, four-story tall, retail/office building of unreinforced masonry (UMB). New construction of a two-story, 40-foot-tall retail building in the Downtown Retail (C-3-R) District that would cover the entire lot (as does the current building) is proposed.
(Continued from Regular Meeting of June 3, 1999)
9. 98.813E (KUGLER)
125-129 GEARY STREET, NEIMAN MARCUS EXPANSION PROJECT, west side of Geary Street between Stockton and Grant (Assessors Block 313, Lot 16) and 150 Stockton Street at Geary Assessors Block 313, Lots 14 & 15 (existing Neiman Marcus store). Public Hearing for comments on Draft Environmental Impact Report on the proposed demolition of an existing four-story Category IV-Contributory Building (Kearny-Market-Mason-Sutter Conservation District), unreinforced masonry building (UMB) at 125-129 Geary Street and construction of a new six-story horizontal extension of the existing five-story Neiman Marcus store building on the site. In addition to the construction of the new extension building, the project would also add a partial sixth story to the existing Neiman Marcus building and would include a small infill expansion of the existing fifth floor. The project would also mute the existing "checkerboard" or "harlequin" exterior finish of the existing store through sandblasting of the granite facade and replace the existing window treatments at the main store entrance. The existing pedestrian entrance on Geary Street would be moved eastward to the front of the new extension building while the loading docks would also be moved to the new extension structure at the rear accessed from Security Pacific Place.
10. 98.804C (LI)
545 LEAVENWORTH STREET, west side between Geary and O'Farrell Streets; Lot 2 in Assessor's Block 319: -- Request for Conditional Use authorization to construct a 12-unit residential building exceeding 40 feet in height and to provide off-street parking which

exceeds an amount classified as accessory in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-T Height and Bulk District.

(Continued from Regular Meeting of May 27, 1999)

11. 1999.262C (LI)
1626-1630 POWELL STREET, east side between Union and Green Streets; Lot 15 in Assessor's Block 117: -- Request for Conditional Use authorization to add live entertainment (non-amplified acoustic music) to an existing full-service restaurant in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
12. 1999.101C (LIGHT)
2700 SLOAT BOULEVARD, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: -- Request for Conditional Use authorization to modify a previously approved Conditional Use authorization, and to exceed the required parking by more than 50% in an NC-2 (Neighborhood Commercial, Small Scale) District and a 100-A Height and Bulk District.
13. 98.076E (NAVARRETE)
1000 PENNSYLVANIA AVENUE - Appeal of a Preliminary Negative Declaration: Lot 42 of Assessor's Block 4224. The site is approximately 7,500 square feet. The proposal is to demolish three existing buildings on the site and construct one building containing 16 live/work units and 16 off-street parking spaces within a 4-story structure (including mezzanines) approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district.
(Continued from Regular Meeting of May 27, 1999)
14. 98.076D (MARTIN)
1000 PENNSYLVANIA AVENUE, west side between 23rd and 25th Streets, Lot 042 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application No. 9825933S, proposing to demolish three vacant structures and construct 16 live/work units in a M-1 (Light Industrial) District.
15. 98.905E (NAVARRETE)
360 6TH STREET - Appeal of a Preliminary Negative Declaration: Assessor's Block 3754 Lot 8. The proposal is to demolish one existing building on the site and construct one building containing 19 live/work units and 19 off-street parking spaces within a 3-story structure (including mezzanines) approximately 50 feet in height. The project site is located in an Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district.
(Continued from Regular Meeting of June 3, 1999)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

16. 98.905D (BAÑALES)
360 - 6TH STREET, through lot to Harriet Street between Folsom and Harrison Streets, Lot 008 in Assessor's Block 3754 -- Request for Discretionary Review of Building Permit Application No. 9902578, proposing to demolish a commercial/industrial building and construct 19 live/work units in a SLR (Service/Light Industrial/residential Mixed Use) District.

17. 1999.326D (KEYLON)
222 EL CAMINO DEL MAR, north side between 25th and 26th Avenues, Lot 006 in Assessor's Block 1304 -- Request for Discretionary Review of Building Permit Application Nos. 9816264 and 9816265, proposing to demolish the existing two-story, single-family dwelling and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

06-14-99P02:38 RCD
DOCUMENTS DEPT.

JUN 14 1999
SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 17, 1999

1:30 PM

Special Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. EXECUTIVE SESSION

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Gerald Green, Director of Planning.

C. OPEN SESSION

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information; or
- b) Disclose information which a majority seems to be in the public interest.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 17, 1999

2:00 PM

Regular Meeting

06-14-99P02:38 RCDV
DOCUMENTS DEPT.

JUN 14 1999

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, June 17, 1999

2:00 PM

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06-14-99P02:38 RCVD
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JUN 14 1999

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2:00 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.922C (PEPPER)
7355 GEARY BOULEVARD, south side between 37th and 38th Avenues; Lot 034 in Assessor's Block 1507: -- Request for Conditional Use authorization under Section 187.1 of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including the addition of a new convenience store, in an RM-1 (Residential, Mixed, Low Density) District.
(Continued from Regular Meeting of June 3, 1999)
(Proposed for Continuance to July 15, 1999)
2. 98.794D (BAÑALES)
125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of May 27, 1999)
(Proposed for Continuance to July 15, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of 6/3/99.
4. Commission Matters.

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

7. 97.792ETZ (MONTAÑA)
SOUTH END ZONING CONTROLS. Consideration of a resolution to initiate permanent zoning controls to replace the Ballpark Vicinity Special Use District interim controls which expire on July 10, 1999; and Consideration of a resolution to initiate automatic Discretionary Review by the Planning Commission for any permit or project application within the Ballpark Vicinity Special Use District (BV SUD), excluding parcels within the M-1/Rincon Hill Special Use District, that do not comply with the most restrictive standard of both existing, underlying permanent controls and the proposed South End permanent controls.
8. 98.455E (POSTERNAK)
675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider **an appeal of the Preliminary Negative Declaration** on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 two-story dwelling units in two-levels on the eastern portion of the site, and 72 two-story dwelling units on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.
Note: On January 21, 1999, following public testimony, the Commission Closed the Public Hearing. After a Motion to Disapprove the Negative Declaration failed to carry by a vote of +2 (Antenore, Chinchilla) to -3 (Theoharis, Mills, Hills) and a Motion to Uphold the Negative Declaration failed to carry by a vote of +3 (Theoharis, Mills, Hills) to -2 (Antenore, Chinchilla), Commission President Theoharis directed that absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote. Newly appointed Commissioner Richardson would also review the official transcript and all pertinent materials prior to casting her vote.
(Continued from Regular Meeting of May 27, 1999)
9. 98.455C (MILLER)
675 TOWNSEND STREET, southeast corner at 8th Street (with additional frontage on Division and King Streets), Lot 7 in Assessor's Block 3799 -- Request for authorization of a **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to construct up to 148 dwelling units, three live/work units and approximately 35,000 square feet of retail space with approximately 266 off-street parking spaces, requiring modification of the otherwise-applicable rear-yard and dwelling-unit density provisions of the Planning Code, in an M-2 (Heavy Industrial) District and within 40-X and 50-X Height and Bulk Districts.
(Continued from Regular Meeting of May 27, 1999)
- 10a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of June 3, 1999)

- 10b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
 (Continued from Regular Meeting of June 3, 1999)
11. 1999.135C (YOUNG)
855 VALENCIA STREET, east side between 19th and 20th Streets; Lot 91 in Assessor's Block 3596: Request for Conditional Use Authorization under Section 726.62 of the Planning Code, to establish an animal clinic within a 50-X Height and Bulk District, and the Valencia Street Neighborhood Commercial District.
12. 1999.288C (LeBLANC)
3136 BRODERICK STREET, east side between Chestnut and Lombard Streets; Lot 007 in Assessor's Block 0935 -- Request for Conditional Use authorization to allow owner-occupation of one unit in a three-unit building per Board of Supervisors Resolution No. 164-99. The unit is currently occupied by two tenants.
13. 1999.228C (ZWIERZYCKI)
456-B CASTRO STREET, Lot 8 in Assessor's Block 2647, western side between 18th and Market Streets--Request for Conditional Use authorization to legally establish customer use of a rear patio of an existing bar in the Castro Street Neighborhood-Commercial District.
14. 1999.263C (BEATTY)
20-26 BELLAIR PLACE, east side between Pfeiffer and Francisco Streets, Lot 28 in Assessor's Block 54-- Request for Conditional Use Authorization to convert one residential rental unit to owner occupancy in a four-unit building pursuant to recently enacted legislation approved by the Board of Supervisors, Resolution No. 164-99.

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

15. 98.076D (MARTIN)
1000 PENNSYLVANIA AVENUE, west side between 23rd and 25th Streets, Lot 042 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application No. 9825933S, proposing to demolish three vacant structures and construct 16 live/work units in a M-1 (Light Industrial) District.
Note: On June 10, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion to Not Take DR and approve the project with language added to the disclosure statement failed to carry by a vote of +3 to -2 (Antenore, Joe). At the direction of Commission President Theoharis, absent Commissioners Chinchilla and Martin would review the official transcript and all pertinent materials prior to casting their vote.
 (Continued from Regular Meeting of June 10, 1999)

16. 1999.378D (MILLER)
712 BRANNAN STREET, northwest corner at 6th Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823665, proposing the demolition of an industrial building in an SLI (Service and Light Industrial) District and proposed for inclusion in an Industrial Protection Zone.
17. 1999.379D (MILLER)
598 6TH STREET, northwest corner at Brannan Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823666, proposing the demolition of an industrial building in an SLI (Service and Light Industrial) District and proposed for inclusion in an Industrial Protection Zone.
18. 1999.248D (SNYDER)
123 MOLIMO DRIVE, south side between Dorcas Way and Gatun Alley, Lot 016 in Assessor's Block 3001B -- Request for Discretionary Review of Building Permit Application No. 9826426, proposing to construct a one-story addition with roof deck to the rear of a one-story-over-garage house in a RH-1 (House, One-Family) District.
19. 1999.235D (KEYLON)
3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, June 24, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN 21 1999

SAN FRANCISCO
PUBLIC LIBRARY

06-21-99A11:19 RCVD

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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or as a recorded message at (415) 558-6422.

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.256D (SNYDER)
919 SANCHEZ STREET, east side between 22nd and 23rd Streets, Lot 039 in Assessor's Block 3627 -- Request for Discretionary Review of Building Permit Application No. 9900440, proposing to add a partial second story to a one-story-over-basement dwelling in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to July 22, 1999)
2. 98.559E (MALTZER)
1 ARKANSAS STREET. Assessor's Block 3952, Lot 1C. **Appeal of Preliminary Negative Declaration.** Proposed conversion of a manufacturing facility to personal services/offices or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion would include adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.
(Proposed for Continuance to July 22, 1999)
3. 98.831E (KUGLER)
130 MORRIS STREET, Assessors Block 3778, Lots 31,29 and a portion of 21. **Appeal of Preliminary Negative Declaration.** The proposal is for the demolition of two warehouse structures and new construction of a single 16 unit, four-story, live/work building with 16 off-street internal parking spaces on three lots on the west side of Morris Street about 100 feet south of the corner of Morris and Bryant Streets. The proposed building would have three floors of live/work units over a ground floor of parking. Access to the internal parking would be by a garage door from Morris Street. The site is zoned SLI (Service/Light Industrial) and the Height and Bulk zone is 50X.
(Proposed for Continuance to July 22, 1999)
4. 98.270L (KOMETANI)
WASHINGTON SQUARE, a City park bounded by Stockton, Union, Powell, and Filbert Streets, Lots 1 and 2 in Assessor's Block 102: Request to approve the designation of Washington Square as a landmark. The subject property is zoned P (Park) District and is in a OS (Open Space) Height and Bulk District.
(Proposed for Continuance to August 5, 1999)
5. 98.599E (WONG)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.** Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Continued from Regular Meeting of May 20, 1999)
(Proposed for Continuance to August 26, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 6/10/99.
7. Commission Matters.

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

10. 1999.346TZ (BAUMAN)
CONSIDERATION OF INTERIM ZONING CONTROLS to establish an industrial protection zone where new residential and live/work uses would not be permitted and where demolition of industrial buildings would require a conditional use authorization, a mixed use area where residential and live/work uses would be encouraged, and buffer zones where residential and live work uses would require conditional use authorization. The interim zoning controls would apply to all lots zoned M-1, M-2, C-M, RSD, SLR, SLI, SPD, SSO in the area generally bounded by Market Street from the Embarcadero to Valencia Street, south to Twenty-fourth Street, east to Highway 101, Highway 280 and south along Mission Street to Geneva Street, and then east to the County line and the eastern shoreline, exclusive of lots under the jurisdiction of the San Francisco Port, and lots in the Mission Bay North and Mission Bay South Redevelopment Project Areas, the Hunters Point Shipyard Redevelopment Project Area, the Rincon Point/South Beach Redevelopment Project Area and the Transbay Survey area. The interim zoning controls would be in effect for a period of fifteen (15) months.

The purpose of the June 24 hearing is to receive testimony from the public concerning inclusion or exclusion of specific properties within the boundaries of the proposed protection and buffer zones, after which testimony the hearing will be continued to a future date.

Final action on the Interim Controls will not occur until the Environmental Review is complete. At the future hearing the Commission may modify the area affected by the proposed

amendment or modify the text of the controls in a manner that places greater or lesser restriction on the use of property.

11. 98.369E (GLASNER)
435 PACIFIC AVENUE, Construction of New Office Building. To consider **an appeal of the Preliminary Negative Declaration** on the proposal to construct one five-story office building at 435 Pacific Avenue, between Sansome and Montgomery Streets (Assessor's Block 175, Lot 28). The proposed office building would be approximately 60 feet in height and contain approximately 36,530 square feet of office space and ground level, off-street parking for 24 vehicles. The project site is located in the Jackson Square Historic District and would require a Certificate of Appropriateness to demolish the existing building and construct a new one. (Continued from Regular Meeting of May 20, 1999)
12. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, **Appeal of Preliminary Negative Declaration**. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area. (Continued from Regular Meeting of June 10, 1999)
13. 98.539C (BILLOVITS)
3132 CLEMENT STREET, at 32nd Avenue, Lot 2 in Assessor's Block 1401: Request for conditional use authorization to demolish a vacant supermarket building and construct a new 43,800 square-foot "Lucky's" grocery supermarket, having a sales floor area of about 22,700 square-feet, with internal truck loading and about 141 spaces of surface and rooftop parking in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District. Section 121.2 of the Planning Code requires a conditional use authorization to establish a single non-residential use over 6,000 square-feet in gross floor area.
14. 98.172E (NISHIMURA)
1468 25TH STREET, northwest corner of Pennsylvania Avenue; Lot 8 in Assessor's Block 4224, within an M-1 (Light Industrial) District and a 40-X Height and Bulk District. **AN APPEAL OF A PRELIMINARY NEGATIVE DECLARATION**. The project would be new construction of two 40-foot tall, four-story buildings containing 29 live/work units and 27 units, for a total of 56 live/work units on a vacant 33,300-square-foot lot. The two buildings would contain a total of 71,000 gross square feet. Fifty-six parking spaces would be provided in ground floor garages and in an on-site surface parking area. (Continued from Regular Meeting of May 20, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

15. 98.172D (BANALES)
1468 25TH STREET/1082 PENNSYLVANIA AVENUE, northwest corner of 25th Street and Pennsylvania Avenue, Lot 008 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application Nos. 9803043 and 9905490, proposing the new construction

of 56 live/work units on a vacant lot in a M-1 (Light Industrial) District.

16. 1999.378D (MILLER)
712 BRANNAN STREET, northwest corner at 6th Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823665, proposing the demolition of an industrial building in an SLI (Service and Light Industrial) District and proposed for inclusion in an Industrial Protection Zone.
Note: On June 17, 1999, following public testimony, the Commission Closed the Public Hearing. Commission President Theoharis directed staff to provide the Commission with the Final Negative Declaration to better understand the proposed project.
(Continued from Regular Meeting of June 17, 1999)
17. 1999.379D (MILLER)
598 6TH STREET, northwest corner at Brannan Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823666, proposing the demolition of an industrial building in an SLI (Service and Light Industrial) District and proposed for inclusion in an Industrial Protection Zone.
Note: On June 17, 1999, following public testimony, the Commission Closed the Public Hearing. Commission President Theoharis directed staff to provide the Commission with the Final Negative Declaration to better understand the proposed project.
(Continued from Regular Meeting of June 17, 1999)
18. 1999.245D (SNYDER)
4220 21ST STREET/398 EUREKA STREET, north side between Douglass and Eureka Streets, Lot 022 in Assessor's Block 2749 -- Request for Discretionary Review of Building Permit Application No. 9823757, proposing to construct a new two-story-over-garage single-family dwelling on the vacant northerly portion of a lot in a RH-2 (House, Two-Family) District.
19. 1999.220D (WASHINGTON)
1446-48 19TH AVENUE, east side between Judah and Kirkham Streets, Lot 034 in Assessor's Block 1835 -- Request for Discretionary Review of Building Permit Application No. 9823847S, proposing to construct a new two-unit residential building in a RH-2 (House, Two-Family) District.
20. 1999.221D (WASHINGTON)
1454-56 19TH AVENUE, east side between Judah and Kirkham Streets, Lot 032 in Assessor's Block 1835 -- Request for Discretionary Review of Building Permit Application No. 9823843S, proposing to construct a new two-unit residential building in a RH-2 (House, Two-Family) District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

JUL 06 1999

SAN FRANCISCO
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07-06-99A11:00 RCV

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 8, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
 Commission Vice President: Beverly Mills
 Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.251D (WOODS)
125 SEA CLIFF AVENUE, south side between 26th and 27th Avenues, Lot 022 in Assessor's Block 1305 -- Request for Discretionary Review of Building Permit Application No. 9900117, proposing to construct a roof-top addition with a roof deck to the existing two-story-over-basement single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.
(Proposed for Continuance to July 15, 1999)
2. 1999.170CV (WANG)
2500 MARKET STREET, north side, also fronting on 17th Street, between Castro and Diamond Streets; Lot 01 in Assessor's Block 2648 in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. **OFF-STREET PARKING VARIANCE SOUGHT:** Subject to a Conditional Use authorization by the Planning Commission, the proposal is to establish an artist's live/work unit within an existing vacant, two-story commercial building containing approximately a total floor area of 3,800 square feet. The subject building was most recently occupied by an athletic club. Section 151 of the Planning Code requires one full-size, independently accessible off-street parking space for each Live/Work unit newly created within RH Districts. However, the applicant does not propose to provide the one required parking space to serve the requested artist's live/work unit.
(Proposed for Continuance to the July 28, 1999 Variance Hearing)
3. 1999.060E and 1999.061E (BLOMGREN)
PARCEL WEST OF 135 STILLMAN AND 113 STILLMAN -- Appeal of a Preliminary Negative Declaration: Lots 122 and 125 of Assessor's Block 3762. These sites are approximately 3,000 and 6,000 feet in area. The proposal is to construct a 7,500 square foot building containing eight live/work units on the site of a nine-space parking lot and the demolition of a 7,650 square foot industrial building and the construction of a 15,000 square building containing fourteen live/work units. The projects would be approximately 45 feet in height. The project sites are located within a SLI zoning district and a 40-X height district.
(Proposed for Continuance to August 5, 1999)
4. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.
 (Continued from Regular Meeting of June 24, 1999)
(Proposed for Continuance to August 12, 1999)
5. 1999.207C (ZWIERZYCKI)
316 - 318 LELAND AVENUE, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets -Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Proposed for Continuance to August 12, 1999)

6. 1999.008E (BLOMGREN)
1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with 35-49 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) zoning district and a 40-X height district.
(Proposed for Continuance to August 19, 1999)

7. 1999.226E (ROSETTER)
MISSION ALCOHOL REVISION AMENDMENT --Consideration of a proposal to **amend Planning Code** Section 781.8 (the Mission Alcoholic Beverage Special Use Subdistrict) to clarify the purpose of the section; define the term "new establishment"; clarify a key word that determines abandonment; prohibit the transfer of establishments and liquor licenses from outside the special use district to a location within the special use district; and establish "good neighbor" operating practices for all liquor establishments (including bonafide restaurants).
 (Continued from Regular Meeting of May 20, 1999)
(Proposed for Continuance Indefinitely)

8. 1999.121E (ROSETTER)
TOBACCO PARAPHERNALIA AMENDMENT -- Consideration of a proposal to amend Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by adding Section 230 to prohibit enterprises that sell tobacco paraphernalia, except in the C-2, C-3-O, C-3-R and NC-3 zoning districts. The term "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. Tobacco Paraphernalia does not include tobacco, cigarettes, cigarette papers, cigars, or any other preparation or tobacco that is permitted by existing law.
Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing. At the direction of Commission President Theoharis staff was asked to include a request for funding and improve the legislation by incorporating better definitions.
 (Continued from Regular Meeting of June 3, 1999)
(Proposed for Continuance Indefinitely)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

9. Consideration of Adoption - draft minutes of 6/17/99 & 6/24/99.
10. Commission Matters.

D. DIRECTOR'S REPORT

11. Director's Announcements.
12. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
13. The San Francisco International Airport Runway Reconfiguration project - Planning Department's role/status report.

E. REGULAR CALENDAR

14. 1999.170CV (WANG)
2500 MARKET STREET, north side, also fronting on 17th Street, between Castro and Diamond Streets; Lot 01 in Assessor's Block 2648 - - Request for a Conditional Use authorization under Section 209.9(f) of the Planning Code to replace a currently closed athletic club, a Limited Commercial Nonconforming Use (LCU), with one artist's live/work unit in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

F. SPECIAL DISCRETIONARY REVIEW HEARING

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15. 1999.235D (KEYLON)
3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of June 17, 1999)
16. 1999.413D (WILSON)
306 SANTA ANA AVENUE, west side between Darien Way and Ocean Avenue, Lot 002 in Assessor's Block 3258 -- Request for Discretionary Review of Building Permit Application No. 9904814, proposing the addition of a partial second floor with a new roof deck over an existing first floor in a RH-1(D) (House, One-Family, Detached) District.
17. 1999.223D (LI)
1373-1375 VALLEJO STREET, south side between Hyde and Larkin Streets, Lot 031 in Assessor's Block 0153 -- Request for Discretionary Review of Building Permit Application No. 9809795, proposing to raise the entire building approximately five feet to accommodate a basement level garage; partial penthouse to be added at the fourth story in a RH-3 (House, Three-Family) District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 15, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 13 1999

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07-13-99P12:33 RCVD

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas F. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Know Your Rights Under the Sunshine Ordinance

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.794D (BAÑALES)
125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of June 17, 1999)
(Proposed for Continuance to August 5, 1999)
2. 98.119E (POSTERNAK)
630 8TH STREET, New Construction of 14 Live/work Units: Assessor's Block 3782, Lot 10, west side of 8th Street between Townsend Street and Brannan Street in a Heavy Industrial (M-2) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The project site is currently used as a surface parking lot for about 44 vehicles. The proposed project includes constructing a new 40-foot tall building that would contain 14 live/work units of about 18,000 gross square feet, a courtyard of about 1,900 gross square feet, and 14 off-street parking spaces in a ground level parking garage. Access to the parking garage would be from 8th Street.
(Continued from Regular Meeting of May 6, 1999)
(Proposed for Continuance to August 5, 1999)
3. 1999.101C (LIGHT)
2700 SLOAT BOULEVARD, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: -- Request for Conditional Use authorization to modify a previously approved Conditional Use authorization, and to exceed the required parking by more than 50% in an NC-2 (Neighborhood Commercial, Small Scale) District and a 100-A Height and Bulk District.
(Continued from Regular Meeting of June 10, 1999)
(Taken Off Calendar)

B. PUBLIC COMMENT

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"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters.

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

7. 1999.411U (SHOTLAND)
Consider a Resolution commending the Chinatown Community Development Center for preparing the *Chinatown Alleyway Master Plan*.
- 8a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of June 17, 1999)
- 8b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of June 17, 1999)
9. 1999.342C (MARTIN)
3555 CESAR CHAVEZ (ARMY) STREET, south side between San Jose Avenue and Valencia Street; Lot 1, Assessor's Block 6575 -- Request for Conditional Use Authorization under Section 209.6(b) of the Planning Code to install nine mounted panel antennas and a base transceiver station on the roof of the building as part of a wireless communication network in an RH-2 (Residential, House Districts, Two Family) District and 105-E Height and Bulk Districts.
10. 1999.306C (KEYLON)
2159 and 2169 CHESTNUT STREET, south side between Pierce and Steiner Streets, Lots 16 and 19 in Assessor's Block 490 -- Request for Conditional Use Authorization to exceed the permitted use size of 3,999 square feet per Planning Code Section 711.90, by constructing an interior connection between two existing separate retail stores in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
11. 1999.362C (FALLAY)
2312 MARKET STREET, north side between Castro and Noe Streets; Lot 001 in Assessor's Block 3562: -- Request for Conditional Use authorization to modify a previously-approved conditional use (Case No. 1997.366C, Motion No. 14434) by eliminating Condition #2 of Approval which generally limits the food served to be Arabic cuisine in existing small self-service restaurant as defined by Planning Code Section 790.91 in the Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.

12. 98.172E (NISHIMURA)
1468 25TH STREET, northwest corner of Pennsylvania Avenue; Lot 8 in Assessor's Block 4224, within an M-1 (Light Industrial) District and a 40-X Height and Bulk District. **AN APPEAL OF A PRELIMINARY NEGATIVE DECLARATION.** The project would be new construction of two 40-foot tall, four-story buildings containing 29 live/work units and 27 units, for a total of 56 live/work units on a vacant 33,300-square-foot lot. The two buildings would contain a total of 71,000 gross square feet. Fifty-six parking spaces would be provided in ground floor garages and in an on-site surface parking area.
(Continued from Regular Meeting of June 24, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

13. 98.172D (BANALES)
1468 25TH STREET/1082 PENNSYLVANIA AVENUE, northwest corner of 25th Street and Pennsylvania Avenue, Lot 008 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application Nos. 9803043 and 9905490, proposing the new construction of 56 live/work units on a vacant lot in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of June 24, 1999)
14. 98.945D (ALVIN)
5330 THIRD STREET, 15-35 WILLIAMS AVENUE, AND 1732 WALLACE AVENUE, Lots 024 and 025 in Assessor's Block 5414 -- Request for Discretionary Review of Building Permit Application No. 9908388, proposing to demolish three industrial structures in a M-1 (Light Industrial) District.
15. 1999.251D (WOODS)
125 SEA CLIFF AVENUE, south side between 26th and 27th Avenues, Lot 022 in Assessor's Block 1305 -- Request for Discretionary Review of Building Permit Application No. 9900117, proposing to construct a roof-top addition with a roof deck to the existing two-story-over-basement single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of July 8, 1999)
16. 1999.412D (KEYLON)
4900 CALIFORNIA STREET, northwest corner between 11th and 12th Avenues, Lot 018 in Assessor's Block 1371 -- Request for Discretionary Review of Building Permit Application No. 9905574, proposing to change limited commercial use on the ground floor, where there is currently a cafe and a pet-grooming shop to a medical use per Planning Code Section 182(b)(1) in a RM-1 (Residential, Mixed, Low Density) District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

JUL 19 1999

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Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 22, 1999

1:30 PM

97-19-00A11:53 REV0

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theocharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.
Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theocharis, Mills, Chinchilla, Martin). At the direction of Commission President Theocharis, staff was asked to pursue legal ramifications of additional conditions.
(Continued from Regular Meeting of June 3, 1999)
(Proposed for Continuance to August 19, 1999)
2. 98.173E (POSTERNAK)
526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.
(Proposed for Continuance to September 16, 1999)
3. 98.559E (MALTZER)
1 ARKANSAS STREET. Assessor's Block 3952, Lot 1C. **Appeal of Preliminary Negative Declaration**. Proposed conversion of a manufacturing facility to personal services/offices or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion would include adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.
(Continued from Regular Meeting of June 24, 1999)
(Proposed for Continuance to October 7, 1999)
4. 98.922C (PEPPER)
7355 GEARY BOULEVARD, south side between 37th and 38th Avenues; Lot 034 in Assessor's Block 1507: -- Request for Conditional Use authorization under Section 187.1 of the Planning Code to allow the renovation and intensification of an existing legal

nonconforming automotive service station, including the addition of a new convenience store, in an RM-1 (Residential, Mixed, Low Density) District.
(Continued from Regular Meeting of June 17, 1999)
(Proposed for Continuance to December 16, 1999)

5. 1999.256D (SNYDER)
919 SANCHEZ STREET, east side between 22nd and 23rd Streets, Lot 039 in Assessor's Block 3627 -- Request for Discretionary Review of Building Permit Application No. 9900440, proposing to add a partial second story to a one-story-over-basement dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of June 24, 1999)
(Building Permit Application has been Withdrawn)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 7/8/99.
7. Commission Matters.

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
10. Review of modifications to a previously heard Discretionary Review item, Case No. 98.429D at 549 Third Street.

E. CONSENT CALENDAR

11. 1999.297Q (PURVIS)
1405 GREENWICH STREET, south side between Van Ness Avenue and Polk Street, Lot 1 in Assessor's Block 523, six-unit residential condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District. The Planning Department is prepared to recommend that the Planning Commission approve the request. This case appears to be unopposed and will appear on the Planning Commission Calendar as an "Uncontested Case." If a member of the Planning Commission or the General Public requests discussion of this case, the Planning Commission will entertain discussion during the hearing or continue

the matter to a future regularly scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

F. REGULAR CALENDAR

12. 98.321E (NISHIMURA)
554 MISSION STREET, PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), Lots 15, 17, and 18 in Assessor's Block 3708; north side between First and Second Streets, bordered by Golden Gate University and Jessie and Anthony Streets; within the C-3-O (Downtown Office) District and a 500-S Height and Bulk District (Lot 18) and a 550-S Height and Bulk District (Lots 15 and 17). The proposed project would be demolition of a six-story approximately 65,000-square-foot office/retail building at 562 Mission Street and removal of two adjoining parking lots, and new construction of a 31-story, approximately 420-foot high building containing approximately 660,000 gross square feet of office space and 5,000 square feet of ground floor retail space with Planning Code-required freight loading and a three-level basement parking garage holding about 215 parking spaces (or 330 valet-service spaces). Approximately 13,850 square feet of open space would be provided on the eastern portion of the approximately 39,800-square-foot project site. The project would require approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts), 321 (Office Development: Annual Limit), and 157 and 303 (for parking exceeding accessory amount).
NOTE: Public comments will be accepted until 5 p.m. on July 22, 1999, or the close of the public hearing on the Draft EIR, whichever is later.
13. 98.813E (KUGLER)
125-129 GEARY STREET, NEIMAN MARCUS EXPANSION PROJECT, west side of Geary Street between Stockton and Grant (Assessors Block 313, Lot 16) and 150 Stockton Street at Geary Assessors Block 313, Lots 14 & 15 (existing Neiman Marcus store). Certification of the Final Environmental Impact Report on the proposed demolition of an existing four-story Category IV-Contributory Building (Kearny-Market-Mason-Sutter Conservation District), unreinforced masonry building (UMB) at 125-129 Geary Street and construction of a new six-story horizontal extension of the existing five-story Neiman Marcus store building on the site. In addition to the construction of the new extension building, the project would also add a partial sixth story to the existing Neiman Marcus building and would include a small infill expansion of the existing fifth floor. The project would also mute the existing "checkerboard" or "harlequin" exterior finish of the existing store through sandblasting of the granite facade and replace the existing window treatments at the main store entrance. The existing pedestrian entrance on Geary Street would be moved eastward to the front of the new extension building while the loading docks would also be moved to the new extension structure at the rear accessed from Security Pacific Place.
14. 98.813XK (MONTAÑA)
NEIMAN MARCUS EXPANSION, Consideration of approval of exceptions to the Planning Code pursuant to Section 309 of the Planning Code for expansion of the Neiman Marcus store on 199 Geary Street store by adding 61,400 square feet by the demolition of a Category IV (Contributory) building on an adjacent lot at 125 Geary Street; the construction of a horizontal and vertical expansion of the existing building to include the 125 Geary Street lot; and the alteration of windows, doors and siding of the existing 199 Geary Street facade to complement the architectural character of the Conservation District and to improve pedestrian interest. Exceptions to be considered include an exception to Section 146 Solar Angle requirement for sunlight access on the northern sidewalk of Geary Street; Section 148 ground level wind currents; Sections 152.1 and 161(i) the number of freight loading spaces; Section 263.8 to allow building heights above 80 feet in the 80-130FHeight District; and Sections 270 and 272 to all greater bulk in the F Bulk District. The Commission will also consider how the design of the project meets the standards and requirements of Section 1111.6 for alterations to the existing Category V Neiman Marcus building in the Kearny-Market-Mason-Sutter Conservation District.

15. 1999.355C (PEPPER)
2775 VAN NESS AVENUE, southwest corner at Lombard Street; Lot 030 in Assessor's Block 503: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of 12 antennas on the facade and an equipment shelter on a lower roof of the existing Comfort Inn building as part of a wireless communication network in an RC-3 (Residential-Commercial, Medium Density) District and a 65-A Height and Bulk District.
16. 98.965C (PURVIS)
467 POTRERO AVENUE, between 17th and Mariposa Streets; Lot 18 in Assessor's Block 3974: Request for Conditional Use Approval under Planning Code Section 303 to remove a previous condition of approval provided under Motion 14172 in order to allow two new live work units to be constructed at the front of the subject site within an M-1 (Light Industrial) District with a 50-X Height and Bulk Designation.
17. 98.831E (KUGLER)
130 MORRIS STREET, Assessors Block 3778, Lots 31,29 and a portion of 21. **Appeal of Preliminary Negative Declaration.** The proposal is for the demolition of two warehouse structures and new construction of a single 16 unit, four-story, live/work building with 16 off-street internal parking spaces on three lots on the west side of Morris Street about 100 feet south of the corner of Morris and Bryant Streets. The proposed building would have three floors of live/work units over a ground floor of parking. Access to the internal parking would be by a garage door from Morris Street. The site is zoned SLI (Service/Light Industrial) and the Height and Bulk zone is 50X.
(Continued from Regular Meeting of June 24, 1999)

G. SPECIAL DISCRETIONARY REVIEW HEARING

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18. 98.831D (ALVIN)
128-130 MORRIS STREET, through lot to 6th Street between Bryant and Brannan Streets, Lots 021 and 029 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application Nos. 9820713S and 9820715, proposing to demolish two existing buildings and construct 16 live/work units in a SLI (Service/Light Industrial/Residential Mixed Use) District.
19. 1999.235D (KEYLON)
3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of July 8, 1999)

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

AUG 02 1999

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00-02-09A11:38 01/00

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 5, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.367C (WILSON)
634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.
(Proposed for Continuance to August 12, 1999)
2. 98.765E (WONG)
700-768 SEVENTH STREET (601 TOWNSEND STREET); westside of Seventh Street at Townsend Street; Lots 1, 4, 5 and 6 in Assessor's Block 3799; within an M-2 (Heavy Industrial) zoning district and a 50-X height and bulk district. **Appeal of Preliminary Negative Declaration.** The proposed project would convert the Baker & Hamilton Building, City Landmark #193, from retail sales/warehouse to office use. The basement would remain in storage use, as at present. Interior and minor exterior alterations are proposed. Proposed on the adjacent undeveloped lots now used for parking (Lots 4, 5, and 6) is the new construction of a 318-space, 50-foot-tall parking garage, fronting on King Street, and a four-story, 50-foot-tall office building, fronting on Townsend Street. The Baker & Hamilton Building rehabilitation would result in approximately 216,250 gross square feet (gsf) of office space and about 73,500 gsf of basement storage space. The new office building, to the west, would contain about 57,400 gsf of office space.
(Proposed for Continuance to August 26, 1999)
3. 98.871E (COOPER)
730 FLORIDA STREET, Assessors Block 4082, Lot 9. **Appeal of Preliminary Negative Declaration.** The proposed project would include the demolition of an existing warehouse and its replacement with a new, 50-foot-high, four-story building that would contain 24 live/work units, with 4,250-square feet of common area, 24 off-street parking spaces and one loading space on a 10,000-square-foot parcel. The project site is located at 730 Florida Street, between 19th and 20th Streets, in the Greater Northeast Mission Industrial Protection Zone (Greater NEMIZ-IPZ) and is zoned M-1 with a 50-X height/bulk district. The project site is also within a new Industrial Protection Zone established by Planning Commission Resolution No. 14825 on May 13, 1999.
(Proposed for Continuance to September 9, 1999)
4. 98.270L (KOMETANI)
WASHINGTON SQUARE, a City park bounded by Stockton, Union, Powell, and Filbert Streets, Lots 1 and 2 in Assessor's Block 102: Request to approve the designation of Washington Square as a landmark. The subject property is zoned P (Park) District and is in a OS (Open Space) Height and Bulk District.
(Proposed for Continuance to September 9, 1999)
5. 98.770E (POSTERNAK)
1738 9TH AVENUE; DEMOLITION OF ONE-STORY BUILDING CONTAINING PRESCHOOL AND COMMUNITY MEETING ROOM AND NEW CONSTRUCTION OF FOUR-STORY BUILDING CONTAINING EIGHT SENIOR HOUSING UNITS, PRESCHOOL, AND COMMUNITY MEETING ROOM: Assessor's Block 2041, Lots 31 and 32, mid-block on the east side of 9th Avenue between Moraga Street and Noriega Street in a Residential,

House, Two-Family (RH-2) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site currently contains a one-story, 20-foot tall building of about 2,885 square feet that contains a preschool, of which a portion is jointly used for community meetings by the Sunset Heights Association of Responsible People (SHARP); and a one-story, 15-foot tall storage shed. The proposed project encompasses merging the two lots that comprise the project site into one lot; demolishing the two existing buildings; and constructing a new four-story, 40-foot tall building of about 11,335 square feet that contains a preschool, eight senior housing units, a separate room for SHARP community meetings and seniors, and a parking garage with two parking spaces. **(Proposed for Continuance to September 16, 1999)**

6. 98.794D (BAÑALES)
125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of July 15, 1999)
(Proposed for Continuance to October 7, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of 7/15/99 and 7/22/99.
8. Commission Matters.

D. DIRECTOR'S REPORT

9. Director's Announcements.
10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

11. 1999.346ETZ (GREEN)
CONSIDERATION OF IMPOSITION OF INTERIM CONTROLS FOR INDUSTRIALLY ZONED LAND. Public hearing on the adoption of resolution imposing interim controls that would establish an Industrial Protection Zone, a Mixed Use Housing Zone and corresponding Buffer Zones. In the Industrial Protection Zone new residential and live/work uses would not

be permitted and demolition of industrial buildings would require a conditional use authorization. In the Mixed Use Housing Zone residential and live/work uses would be encouraged. In the Buffer Zones residential and live/work uses would require a conditional use authorization. If adopted, the interim controls would be in effect for the shorter period of either fifteen months or until permanent controls are adopted to replace them.

12. 1999.060E and 1999.061E (BLOMGREN)
PARCEL WEST OF 135 STILLMAN AND 113 STILLMAN -- Appeal of a Preliminary Negative Declaration: Lots 122 and 125 of Assessor's Block 3762. These sites are approximately 3,000 and 6,000 feet in area. The proposal is to construct a 7,500 square foot building containing eight live/work units on the site of a nine-space parking lot and the demolition of a 7,650 square foot industrial building and the construction of a 15,000 square building containing fourteen live/work units. The projects would be approximately 45 feet in height. The project sites are located within a SLI zoning district and a 40-X height district. (Continued from Regular Meeting of July 8, 1999)
13. 1999.368C (ZWIERZYCKI)
2100 MARKET STREET, Lot 41 in Assessor's Block 3542, northern side at the corner of 14th and Church Streets--Request for Conditional Use authorization to allow the service of liquor at a full bar as part of a proposed full-service restaurant and bar in the Upper Market Street Neighborhood-Commercial District and 80-B Height and Bulk District.
14. 1999.371C (FALLAY)
4121 18TH STREET, southside of Castro Street, Lot 42 in Assessor's Block 2695 -- Request for a Conditional Use Authorization to allow a Place of Entertainment (defined as Other Entertainment by Planning Code Section 790.38) to add amplified and non-amplified music to an existing bar, as required by Planning Code Section 715.48, in the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
- 15a. 1999.201CV (LI)
144 LEAVENWORTH STREET, east side between Turk Street and Golden Gate Avenue; Lot 6 in Assessor's Block 344: -- Request for Conditional Use authorization to establish a childcare facility in an RC-4 (Residential-Commercial Combined, High Density) District, an 80-120-T Height and Bulk District, and the North of Market Residential Special Use District. The project includes a request for an off-street parking variance.
- 15b. 1999.201CV (LI)
144 LEAVENWORTH STREET, east side between Turk Street and Golden Gate Avenue; Lot 6 in Assessor's Block 344 in an RC-4 (Residential-Commercial Combined, High Density) District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to establish a childcare facility for up to 72 children. There will be no physical expansion of the existing building. Section 151 of the Planning Code requires two off-street parking spaces for the proposed childcare facility. The proposed facility would not provide any parking. *The application for variance will be considered by the Zoning Administrator.*
- 16a. 1999.067CV (PEPPER)
900 VAN NESS AVENUE, northeast corner at Ellis Street; Lot 011 in Assessor's Block 0718: -- Request for Conditional Use authorization per Sections 253 and 253.2 of the Planning Code to construct a building exceeding 40 feet in height in a Residential district and the Van Ness Special Use District. The proposal is to construct an eight-story mixed use building containing 28 dwelling units over ground floor commercial space in a RC-4 (Residential-Commercial Combined, High Density) District, and a 130-V Height and Bulk District. This project also requires a rear yard modification and dwelling unit exposure variance.
- 16b. 1999.067CV (PEPPER)
900 VAN NESS AVENUE, northeast corner at Ellis Street; Lot 011 in Assessor's Block 718 in an RC-4 (Residential-Commercial Combined, High Density) District. REAR YARD MODIFICATION AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT: The proposal

is to construct an eight-story mixed use building containing 28 dwelling units over ground floor commercial space.

The application for variance will be considered by the Zoning Administrator.

17. 98.119E (POSTERNAK)
630 8TH STREET, New Construction of 14 Live/work Units: Assessor's Block 3782, Lot 10, west side of 8th Street between Townsend Street and Brannan Street in a Heavy Industrial (M-2) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The project site is currently used as a surface parking lot for about 44 vehicles. The proposed project includes constructing a new 40-foot tall building that would contain 14 live/work units of about 18,000 gross square feet, a courtyard of about 1,900 gross square feet, and 14 off-street parking spaces in a ground level parking garage. Access to the parking garage would be from 8th Street.
(Continued from Regular Meeting of July 15, 1999)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

18. 98.119D (PURVIS)
630 8TH STREET, west side between Townsend and Brannan Streets, Lot 010 in Assessor's Block 3782 -- Request for Discretionary Review of Building Permit Application No. 9803160S, proposing the new construction of a 14-unit live/work building on a vacant lot in a M-2 (Heavy Industrial) District.
19. 98.913D (MILLER)
598 6TH STREET, northwest corner at 6th Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823664S, proposing the new construction of a 24-unit live/work building in an SLI (Service and Light Industrial) District, proposed for inclusion in an Industrial Protection Zone.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

AUG 10 1999

SAN FRANCISCO
PUBLIC LIBRARY

00-10-07A10:54 3210

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 12, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.367C (WILSON)
634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.
(Proposed for Continuance to August 19, 1999)
2. 98.429D (PURVIS)
549 3rd STREET, northeast corner of South Park Avenue, Lot 071 in Assessor's Block 3775 -- Request for Discretionary Review of Building Permit Application No. 9823199, proposing to construct a new 40-foot high, 4-story building with 12 live/work units and 17 off-street parking spaces in a SLI (Service/Light Industrial) District.
(Proposed for Continuance to August 26, 1999)
- 3a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of July 15, 1999)
(Proposed for Continuance to September 9, 1999)
- 3b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of July 15, 1999)
(Proposed for Continuance to September 9, 1999)
4. 1999.207C (ZWIERZYCKI)
316 - 318 LELAND AVENUE, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Proposed for Indefinite Continuance)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

8. 1999.306C (KEYLON)
2159 and 2169 CHESTNUT STREET, south side between Pierce and Steiner Streets, Lots 16 and 19 in Assessor's Block 490 -- Request for Conditional Use Authorization to exceed the permitted use size of 3,999 square feet per Planning Code Section 711.90, by constructing an interior connection between two existing separate retail stores in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 15, 1999)
Note: On July 15, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Dissapprove carried by a vote of +4 to -2 (Commissioners Chinchilla and Joe). At the direction of Commission President Theoharis, staff would return with a Motion and findings reflecting the Commission's decision.

9. 1999.362C (FALLAY)
2312 MARKET STREET, north side between Castro and Noe Streets; Lot 001 in Assessor's Block 3562: -- Request for Conditional Use authorization to modify a previously-approved conditional use (Case No. 1997.366C, Motion No. 14434) by eliminating Condition #2 of Approval which generally limits the food served to be Arabic cuisine in existing small self-service restaurant as defined by Planning Code Section 790.91 in the Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 15, 1999)
Note: On July 15, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Dissapprove carried by a vote of +5 to -1 (Commissioner Richardson). At the direction of Commission President Theoharis, staff would return with a Motion and findings reflecting the Commission's decision.

F. REGULAR CALENDAR

10. 98.833E (KUGLER)
116-124 MAIDEN LANE, on the north side of Maiden Lane between Stockton and Grant Avenues; Assessor's Block 309, Lot 16. **Certification of the Final Environmental Impact**

Report for the proposed demolition of an existing Category IV - Contributory Building in the Kearny-Market-Mason-Sutter Conservation District. The existing structure is a partially occupied, four-story tall, retail/office building of unreinforced masonry (UMB). New construction of a two-story, 40-foot-tall retail building in the Downtown Retail (C-3-R) District that would cover the entire lot (as does the current building) is proposed.

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11. 98.172D (BAÑALES)
1468 25TH STREET/1082 PENNSYLVANIA AVENUE, northwest corner of 25th Street and Pennsylvania Avenue, Lot 008 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application Nos. 9803043 and 9905490, proposing the new construction of 56 live/work units on a vacant lot in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of July 15, 1999)

Note: On July 15, 1999, following public testimony, the Commission Closed the Public Comment Period. A question over the method of height measurement arose and would be resolved by the August 12 hearing.

12. 1999.235D (KEYLON)
3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of July 22, 1999)

13. 1999.254D (WILSON)
175 SYLVAN DRIVE, west side between Ocean Avenue and Eucalyptus Drive, Lot 010 in Assessor's Block 7268 -- Request for Discretionary Review of Building Permit Application No. 9826483, proposing to add a second floor to an existing one-story-over-garage house in a RH-1(D) (House, One-Family, Detached) District.

14. 1999.499D (MILLER)
1 LA AVANZADA STREET, Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9913916S, proposing to install digital television equipment inside tenant transmitter rooms, on roof, and on existing concrete pads; re-partition tenant rooms for ADA compliance; install generator in new enclosure on existing pad; and install auxiliary TV antenna on tower in a RH-1(D) (House, One-Family, Detached) District.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 19, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

AUG 16 1999

SAN FRANCISCO
PUBLIC LIBRARY

08-16-99A11:30 REGU

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.
Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.
(Continued from Regular Meeting of July 22, 1999)
(Proposed for Continuance to August 26, 1999)
2. 1999.367C (WILSON)
634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 5, 1999)
(Proposed for Continuance to September 16, 1999)
3. 1999.008E (BLOMGREN)
1298 BROTHERHOOD WAY -- **Appeal of a Preliminary Negative Declaration:** Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with 35-49 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) zoning district and a 40-X height district.
(Continued from Regular Meeting of July 8, 1999)
(Proposed for Continuance to September 16, 1999)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of 8/5/99.
5. Commission Matters.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
8. INFORMATIONAL PRESENTATION (MONTAÑA, ARCE)
835 MARKET STREET DEVELOPMENT -- Presentation by Department staff, Redevelopment Agency staff and Forest City Development Corporation team on the development program and design for a proposed 1.5 million square feet commercial development on a site that would contain portions of Jessie Street between Fourth and Fifth Streets, the former Emporium store, and other adjacent lots. The Project would include a Bloomingdales' store, a "Five Star" Regent's hotel, cinemas, entertainment, retail and food service uses. The Project Sponsor proposes to include the site within the Yerba Buena Center Redevelopment Project Area, pending environmental clearance and adoption of a finding of consistency for the project with the General Plan.

E. REGULAR CALENDAR

9. 94.448ER (MONTAÑA)
TREASURE ISLAND AND YERBA BUENA ISLAND REDEVELOPMENT PRELIMINARY PLAN. Consideration of adoption of Finding of Consistency with the General Plan of a Redevelopment Preliminary Plan for portions of Treasure Island and Yerba Buena Island.
10. 1999.027E (COOPER)
ONE CHURCH STREET, PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), Lot 14 in Assessor's Block 874; on the block bounded by Webster, Hermann, and Church Streets and Duboce Avenue; within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposed project would be the demolition of the Daphne Funeral Home building and construction of a new affordable housing development with 93 units, a child care center for up to 36 children, a community room, a computer learning center, and a small retail use. The proposed project would also include two levels of structured parking, totaling about 94 spaces. The proposed project would require Conditional Use authorization from the Planning Commission for a Planned Unit Development (PUD).
NOTE: Public comments will be accepted until 5 p.m. on August 31, 1999.

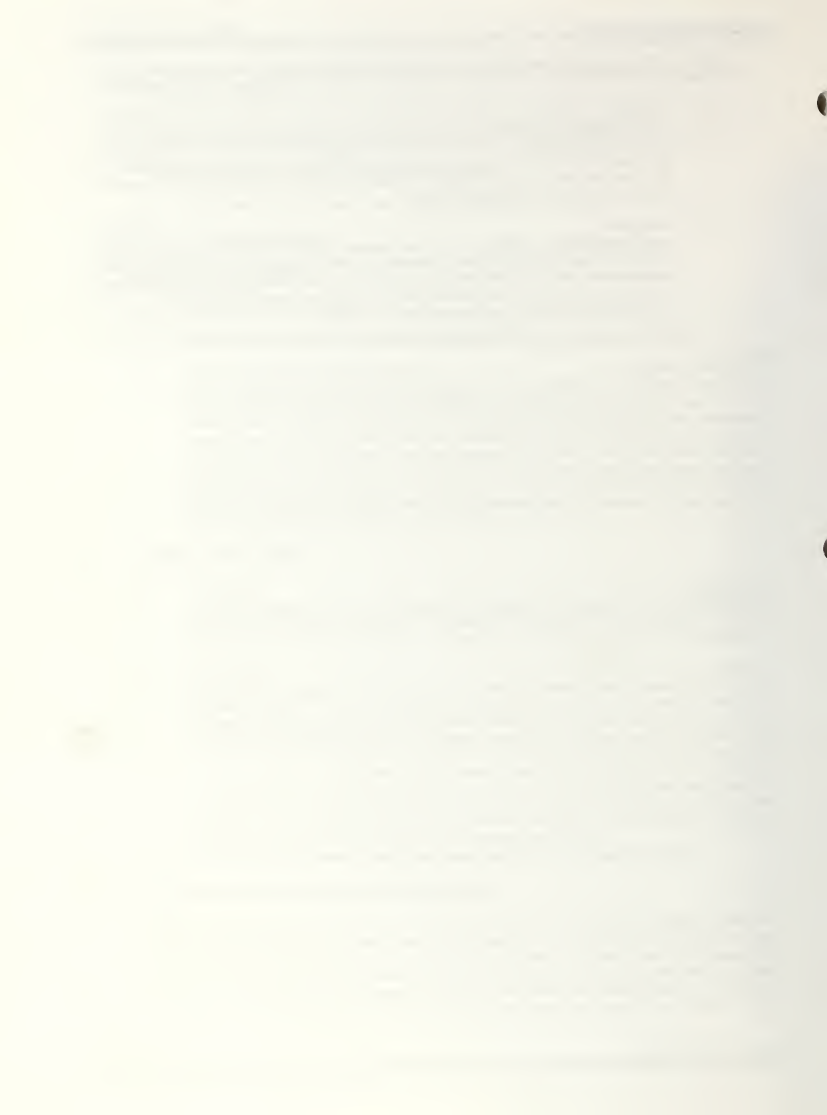
F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 2:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a

rebuttal. Those cases that are scheduled on this calendar prior to 2:00 PM, but have not been called or heard by 2:00 PM, could be continued to a later time or date as determined by the Commission.

11. 98.500D (MILLER)
111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.
12. 1999.235D (KEYLON)
3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of August 12, 1999)

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

& REDEVELOPMENT AGENCY COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

AUG 19 1999

SAN FRANCISCO
PUBLIC LIBRARY

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place

Tuesday, August 24, 1999

4:00 PM

Special Joint Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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4:00 PM

ROLL CALL

PLANNING:	Commission President:	Anita Theoharis
	Commission Vice President:	Beverly Mills
	Commissioners:	Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin
REDEVELOPMENT:	Commission President:	Benny Y. Yee
	Commission Vice President:	Mark Dunlop
	Commissioners:	Leroy King, Neli Palma, Ramon Romero, Darshan Singh, Lynette Sweet

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B. SPECIAL CALENDAR

1. 98.090E (KUGLER)
YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE DEVELOPMENT - - Public Hearing for comments on a Supplement to the Draft Environmental Impact Report (DEIR). The DEIR for this project was published on October 24, 1998 and a public hearing was held on December 8, 1998. Changes to the project have necessitated a supplement to the DEIR for the proposed project which would expand the existing Yerba Buena Center Redevelopment Project Area by approximately 200,000 square feet (Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43) and construct a mixed-use project at the site of the former Emporium Building on a portion of Block 3705 bounded by Market, Fourth, Mission, and Fifth Streets. The project would include retail (department store and speciality shops), entertainment, restaurants, up to 9 cinemas, office space, and a 465 room hotel, totaling about 1.571 million gross square feet and would retain, rehabilitate and restore the Market Street facade of the historic Emporium department store. The project also includes retaining, rehabilitating and reusing the Emporium dome and rotunda which would be raised about 55 feet and installed at the roof level of the proposed project. Other existing buildings on the site between Jessie and Mission Streets would be demolished and replaced, while Jessie Street would be closed as a through connection between Fourth and Fifth Streets, and realigned with connections to Mission Street.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 26, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

DOCUMENTS DEPT.

AUG 24 1999

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.236C (LI)
1750-1758 POLK STREET, east side between Clay and Washington Streets; Lot 20 in Assessor's Block 620: -- Request for Conditional Use authorization to establish a small self-service restaurant in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. Arsen's Liquor & Deli, currently classified as a retail service, is proposing to add indoor seating, which would change its classification from a retail service to a small self-service restaurant.
(Proposed for Continuance to September 9, 1999)
2. 98.599E (WONG)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.** Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.
(Continued from Regular Meeting of June 24, 1999)
(Proposed for Continuance to October 21, 1999)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of 8/12/99.
4. Commission Matters.

D. DIRECTOR'S REPORT

5. Director's Announcements.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
7. INFORMATIONAL PRESENTATION (MONTAÑA)
64 TOWNSEND STREET AND 52 COLIN P. KELLY STREET, Hooper's South End Grain Warehouse and Langermand Building, Assessor's Block 3789, Lots 3 and 10. Courtesy informational presentation by the San Francisco Redevelopment Agency on the adaptive reuse of contributory buildings in the South End Historic District. Request for Planning Commission review and comments.

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

8. 1999.306C (KEYLON)
2159 and 2169 CHESTNUT STREET, south side between Pierce and Steiner Streets, Lots 16 and 19 in Assessor's Block 490 -- Request for Conditional Use Authorization to exceed the permitted use size of 3,999 square feet per Planning Code Section 711.90, by constructing an interior connection between two existing separate retail stores in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of August 19, 1999)
Note: On July 15, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +4 to -2 (Commissioners Chinchilla and Joe). At the direction of Commission President Theoharis, staff would return with a Motion and findings reflecting the Commission's decision.

F. REGULAR CALENDAR

9. 98.321E (NISHIMURA)
554 MISSION STREET, CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR), Lots 15, 17, and 18 in Assessor's Block 3708; north side between First and Second Streets, bordered by Golden Gate University and Jessie and Anthony Streets; within the C-3-O (Downtown Office) District and a 500-S Height and Bulk District (Lot 18) and a 550-S Height and Bulk District (Lots 15 and 17). The proposed project would be demolition of a six-story approximately 65,000-square-foot office/retail building at 562 Mission Street and removal of two adjoining parking lots, and new construction of a 31-story, approximately 420-foot high building containing approximately 660,000 gross square feet of office space and 5,000 square feet of ground floor retail space with Planning Code-required freight loading and a three-level basement parking garage holding about 215 parking spaces (or 330 valet-service spaces). Approximately 13,850 square feet of open space would be provided on the eastern portion of the approximately 39,800-square-foot project site. The project would require approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts), 321 (Office Development: Annual Limit), and 157 and 303 (for parking exceeding accessory amount).
NOTE: The public hearing for this item is closed; the public comment period for the Draft EIR ended on July 22, 1999.
10. 98.765E (WONG)
700-768 SEVENTH STREET (601 TOWNSEND STREET); westside of Seventh Street at Townsend Street; Lots 1, 4, 5 and 6 in Assessor's Block 3799; within an M-2 (Heavy Industrial) zoning district and a 50-X height and bulk district. **Appeal of Preliminary Negative Declaration.** The proposed project would convert the Baker & Hamilton Building, City Landmark #193, from retail sales/warehouse to office use. The basement would remain in storage use, as at present. Interior and minor exterior alterations are proposed. Proposed

on the adjacent undeveloped lots now used for parking (Lots 4, 5, and 6) is the new construction of a 318-space, 50-foot-tall parking garage, fronting on King Street, and a four-story, 50-foot-tall office building, fronting on Townsend Street. The Baker & Hamilton Building rehabilitation would result in approximately 216,250 gross square feet (gsf) of office space and about 73,500 gsf of basement storage space. The new office building, to the west, would contain about 57,400 gsf of office space.

11. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.
Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.
(Continued from Regular Meeting of August 19, 1999)

12. 1999.253C (WASHINGTON)
1597 SLOAT BOULEVARD, Lot 004 in Assessor's Block 7255, bounded by Clearfield Drive to the west, and Everglade Drive to the east. - Request for a Conditional Use authorization under Section 780.1. of the Planning Code to allow a business establishment in the NC-S Neighborhood Commercial Shopping District and Lakeshore Plaza Special Use District to remain open 24 hours including the hours between 11:00 pm and 6:00 am.
13. 1999.197C (BEATTY)
314 COLUMBUS AVENUE, north side between Vallejo Street and Broadway, Lot 13 in Assessor's Block 145-- Request for Conditional Use Authorization to extend the hours of operation for an existing Full Service Restaurant in the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.

G. SPECIAL DISCRETIONARY REVIEW HEARING

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14. 1999.235D (KEYLON)
3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of August 19, 1999)
15. 98.429DD (PURVIS)
549 3rd STREET, northeast corner of South Park Avenue, Lot 071 in Assessor's Block 3775 -- Request for Discretionary Review of Building Permit Application No. 9823199, proposing to construct a new 40-foot high, 4-story building with 12 live/work units and 17 off-street parking spaces in a SLI (Service/Light Industrial) District. This Discretionary Review case was originally heard by the Planning Commission on February 25, 1999, and is being reheard

due to the proposed elimination of a previously added project elevator.

16. 98.989D (LI)
324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one legal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

SEP 01 1999

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 2, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of Adoption - draft minutes of 8/19/99 & 8/24/99.
2. Commission Matters.

C. DIRECTOR'S REPORT

3. Director's Announcements.
4. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
5. Work Program Update.
6. Discussion of "displacement and abandonment" as it relates to the Industrial Protection Zone (IPZ) Interim Controls.

D. REGULAR CALENDAR

7. 1999.442E (WONG)
PUBLIC HEARING ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (DSEIR) FOR THE EXECUTIVE PARK DEVELOPMENT PLAN; Portions of Lots 75, 85, 86 and 88/90 of Assessor's Block 4991; Lots 24, 61, and 65 of Assessor's Block 153 (within the area generally bounded by Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the east, and Bayview Hill to the north). The proposal is to complete construction of the Executive Park Development previously approved by the Planning Commission. The project sponsor is requesting modifications of the Conditional Use authorization and an extension of the authorization beyond December 1999. Build-out of the project's remaining development would occur on the parcels noted above, within four areas: north of Executive Park Boulevard North in existing parking lots, on both sides of Thomas Mellon Drive, south of Alana Way, and south of Crescent Way in the residential portion of the

site. The balance of the project to be developed includes a total of about 1,324 million gross square feet (gsf) of office space, 57,500 gsf of retail and restaurant space, a 25,000-gsf health club, a 10,000-gsf day care center, parking for about 2,438 vehicles (or more, with a variant that would involve an additional 1,400 to 1,870 parking spaces), a hotel with 350 rooms, and about 263 residential units with about 488 parking spaces.

Note: Comments on the Draft SEIR will be accepted until 5:00 p.m. on September 14, 1999.

8. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.
Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.
(Continued from Regular Meeting of August 26, 1999)
9. 1999.372L (PAEZ)
4040 17th STREET, north side near the intersection of Market and Castro Streets, Assessor's Block 2623 Lot 12. Consideration of a proposed Landmark designation for the McCormick House pursuant to Planning Code Section 1004 and the June 16, 1999 recommendation of the Landmarks Preservation Advisory Board set forth in Resolution No. 514. The subject property is within an RH-3 (House, Three-Family) Zoning District and a 40-X Height and Bulk District.
10. 1999.406C (MILLER)
2801 26th STREET, southwest corner at Hampshire Street, Lot 1 in Assessor's Block 4334 -- Request for authorization of a CONDITIONAL USE for conversion of a skilled nursing facility to a RESIDENTIAL CARE FACILITY for the elderly with capacity for approximately 33 residents, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
- 11a. 1999.416CV (MILLER)
2516-2524 MISSION STREET, west side between 21st and 22nd Streets, Lot 61 in Assessor's Block 3616 -- Request for authorization of a CONDITIONAL USE for addition of approximately 21 TOURIST HOTEL rooms to an existing residential hotel (also the subject of a requested Variance of the off-street parking requirements of the Planning Code), partially within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District and partially within an RH-3 (House, Three-Family) District and a 50-X Height and Bulk District.
- 11b. 1999.416CV (MILLER)
2516-2524 MISSION STREET, west side between 21st and 22nd Streets, Lot 61 in Assessor's Block 3616 -- partially within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District and partially within an RH-3 (House, Three-Family) District and a 50-X Height and Bulk District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add approximately 21 tourist hotel rooms to an existing residential hotel with nine rooms (also the subject of a request for the authorization of a Conditional Use) without off-street parking. In addition, the existing off-street parking, located on and accessed through Residentially zoned property on Bartlett Street, would be eliminated leaving no off-street parking spaces on the subject property.
The variance will be considered by the Zoning Administrator.

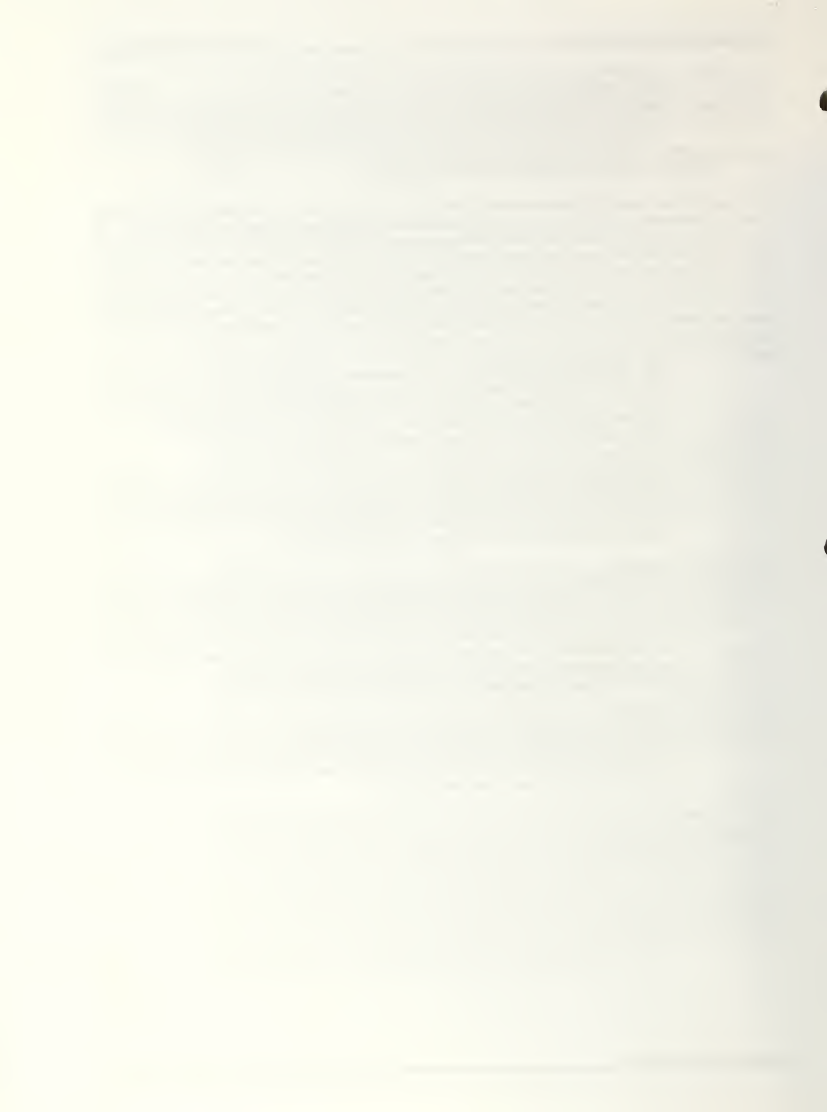
12. 1999.398C (WILSON)
275 OLYMPIA WAY (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

E. SPECIAL DISCRETIONARY REVIEW HEARING

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13. 1999.235D (KEYLON)
3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of August 26, 1999)
14. 1999.544D (PEPPER)
1844 GREENWICH STREET, north side between Octavia and Laguna Streets, Lot 010 in Assessor's Block 0506 -- Request for Discretionary Review of Building Permit Application No. 9905422, proposing to add a second dwelling unit by adding a third floor to the existing single-family dwelling in a RH-2 (House, Two-Family) District.
15. 98.429DD (PURVIS)
549 3rd STREET, northeast corner of South Park Avenue, Lot 071 in Assessor's Block 3775 -- Request for Discretionary Review of Building Permit Application No. 9823199, proposing to construct a new 40-foot high, 4-story building with 12 live/work units and 17 off-street parking spaces in a SLI (Service/Light Industrial) District. This Discretionary Review case was originally heard by the Planning Commission on February 25, 1999, and is being reheard due to the proposed elimination of a previously added project elevator.
(Continued from Regular Meeting of August 26, 1999)
16. 1999.133D (ALVIN)
48 ELIZABETH STREET, north side between Guerrero Street and San Jose Avenue, Lot 011 in Assessor's Block 3646 -- Request for Discretionary Review of Building Permit Application No. 9822400, proposing to construct a three-story rear addition to an existing two-story duplex in a RH-3 (House, Three-Family) District.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 9, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 07 1999

SAN FRANCISCO
PUBLIC LIBRARY

00-07-99A11: 12 10 PM

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.871E (COOPER)
730 FLORIDA STREET, Assessors Block 4082, Lot 9. **Appeal of Preliminary Negative Declaration.** The proposed project would include the demolition of an existing warehouse and its replacement with a new, 50-foot-high, four-story building that would contain 24 live/work units, with 4,250-square feet of common area, 24 off-street parking spaces and one loading space on a 10,000-square-foot parcel. The project site is located at 730 Florida Street, between 19th and 20th Streets, in the Greater Northeast Mission Industrial Protection Zone (Greater NEMIZ-IPZ) and is zoned M-1 with a 50-X height/bulk district. The project site is also within a new Industrial Protection Zone established by Planning Commission Resolution No. 14825 on May 13, 1999.
(Continued from Regular Meeting of August 5, 1999)
(Proposed for Continuance to September 16, 1999)
2. 98.244E (POSTERNAK)
2901 CALIFORNIA STREET, Assessor's Block 1029, Lots 001-003, southwest corner of California Street/Broderick Street intersection. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site currently contains a private co-educational high school (Drew College Preparatory School) comprised of three buildings that total about 16,300 square feet and an exterior courtyard. The proposed project would involve merging the three lots into one lot; demolishing the three existing buildings; and constructing a new three-story, 40-foot tall classroom building of about 33,800 square feet, a basement parking garage with about 23 parking spaces, and an exterior courtyard. The current enrollment at the high school is about 200 students. The project sponsor proposes a maximum enrollment of about 250 students and seeks an enrollment cap of about 399 students. The project sponsor would seek a Variance from the rear yard and front yard setback requirements of the *San Francisco Planning Code* and a Conditional Use Authorization for expansion of a secondary school in an RM-1 Zoning District.
(Proposed for Continuance to October 7, 1999)
- 3a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of August 12, 1999)
(Proposed for Continuance to October 14, 1999)
- 3b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of August 12, 1999)
(Proposed for Continuance to October 14, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of 8/26/99.
5. Commission Matters.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
8. 545 LEAVENWORTH STREET - Review and clarify Commission's Conditions on the Affordable Housing component of the project.
9. Discussion of "displacement and abandonment" as it relates to the Industrial Protection Zone (IPZ) Interim Controls.
(Continued from Regular Meeting of September 2, 1999)

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

10. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3(c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.
Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

Note: On September 2, 1999, following review of legal ramifications of additional conditions, the Commission passed a Motion of Intent to disapprove by a vote of +4 to -3 (Antenore, Joe, Richardson).
(Continued from Regular Meeting of September 2, 1999)

F. REGULAR CALENDAR

11. 1999.575T (MONTAÑA)
INITIATION OF CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT, Consideration of a proposal to initiate an amendment to the Planning Code by amending Section 303 thereof to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval or have become a public nuisance. The process would involve a public hearing to consider revoking the conditional use permit, modifying conditions of approval or taking other abatement action and would include an opportunity to appeal a decision to the Board of Supervisors.
12. 1999.537ET (KOMETANI)
TEXT AMENDMENT TO ARTICLE 10 OF THE PLANNING CODE, -- Consideration of an amendment to provide for Certificate of Appropriateness approval of alterations to City-owned parks, squares, plazas and gardens on a landmark site, where the designating ordinance identifies the alterations that require such approval.
13. 98.270L (KOMETANI)
LANDMARK DESIGNATION OF WASHINGTON SQUARE, a City park bounded by Stockton, Union, Powell, and Filbert Streets, Lots 1 and 2 in Assessor's Block 102 -- Request to approve the designation of Washington Square as a landmark. The subject property is zoned P (Park) District and is in a OS (Open Space) Height and Bulk District.
14. 1999.304L (KOMETANI)
2066 PINE STREET, The Madame C.J. Walker Home for Girls and Women, north side between Laguna and Buchanan Streets, Lot 8 in Assessor's Block 240 -- Request to approve the designation of the Madame C.J. Walker Home for Girls and Women as a Landmark. The subject property is zoned RH-2 (Mixed Residential, Moderate Density) District and is in a 40-X Height and Bulk District.
15. 98.366C (LI)
1111-1175 CALIFORNIA STREET, southwest corner at Taylor Street; Lot 20 in Assessor's Block 253: -- Request for Conditional Use authorization to establish a wireless telecommunications facility in an RM-4 (Residential, Mixed, High Density) District, and a 65-A Height and Bulk District. The proposed project is the installation of one panel antenna on the facade of the existing building and five equipment cabinets inside the building as part of a wireless transmission network operated by Sprint Spectrum.
16. 1999.236C (LI)
1750-1758 POLK STREET, east side between Clay and Washington Streets; Lot 20 in Assessor's Block 620: -- Request for Conditional Use authorization to establish a small self-service restaurant in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. Arsen's Liquor & Deli, currently classified as a retail service, is proposing to add indoor seating, which would change its classification from a retail service to a small self-service restaurant.
(Continued from Regular Meeting of August 26, 1999)
17. 1999.360C (MARTIN)
1001 SOUTH VAN NESS AVENUE, southeast corner of 21st Street and South Van Ness Avenue, Lot 062 in Assessor's Block 3614 -- Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail imported goods grocery store per Planning Code Section 186.1(c)(5) within the Mission Alcoholic Beverage Special Use Subdistrict and from its present location within an NC-2 (Small-Scale Neighborhood Commercial) District to its proposed location within an RM-2 (Residential, Mixed, Moderate Density) District and a 50-X Height and Bulk District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 16, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 14 1999

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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or as a recorded message at (415) 558-6422.

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.500D (MILLER)
111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.
(Continued to September 23, 1999)
2. 1999.398C (WILSON)
275 OLYMPIA WAY (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
Note: On September 2, 1999, following public testimony the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of the Church attend the September 16 hearing.
(Continued from Regular Meeting of September 2, 1999)
(Proposed for Continuance to September 23, 1999)
3. 1999.034C (SMITH)
1266 SACRAMENTO STREET, north side between Jones and Taylor Streets; Lot 7 in Assessor's Block 221 - Request for Conditional Use Authorization to allow a greenhouse on the roof of an existing three-story building exceeding 40-feet in height, per Section 253 of the Planning Code, within a RM-3 (Mixed Residential, Medium Density) District and 65-A Height and Bulk District.
(Proposed for Continuance to September 23, 1999)
4. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, **Appeal of Preliminary Negative Declaration.** Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.
(Continued from Regular Meeting of August 12, 1999)
(Proposed for Continuance to October 7, 1999)
5. 98.173E (POSTERNAK)
526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project.** The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed

project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.

(Continued from Regular Meeting of July 22, 1999)

(Proposed for Continuance to October 7, 1999)

6. 1999.008E (BLOMGREN)
1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with 35-49 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) zoning district and a 40-X height district.
(Continued from Regular Meeting of August 19, 1999)
(Proposed for Continuance to October 7, 1999)
7. 98.989D (LI)
324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one legal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.
Note: On August 26, 1999, following public testimony, the Commission Closed the Public Hearing.
(Continued from Regular Meeting of August 26, 1999)
(Proposed for Continuance to October 7, 1999)
8. 1999.194E (WONG)
3995 ALEMANY BOULEVARD, Appeal of the Preliminary Negative Declaration; southside between Worcester and St. Charles Avenues; Lot 3 of Block 7126A, and Lot 28 of Block 7151; within an NC-S (Neighborhood Commercial Shopping Center) zoning district and within a 40-X height and bulk district. At an existing retail shopping center containing 115,000 square feet of retail space and 293 parking spaces, the project would renovate and enlarge the existing building to construct 412 dwelling units atop and adjacent to the retail stores, plus parking. Retail space would decrease by about 22 percent, to approximately 90,000 square feet. The project would provide a total of about 748 parking spaces, both on the surface and in two-story garages. As part of the renovated shopping center, an existing Lucky supermarket would be enlarged and an existing Rite Aid drugstore retained but reduced in size, compared to present conditions. There would also be up to eight smaller stores. The renovated building would be a total of 40 feet tall, measured according to the Planning Code, including both the retail and residential uses. The project's retail stores and residential units would be permitted uses in the NC-S district.
(Proposed for Continuance to October 21, 1999)
9. 1999.367C (WILSON)
634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 19, 1999)
(Proposed for Continuance to November 18, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

10. Consideration of Adoption - draft minutes of 9/2/99.

11. Commission Matters.

D. DIRECTOR'S REPORT

12. Director's Announcements.

13. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

14. 1999.512T (ROSETTER)
APPLICATION DISCLOSURE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 306.1 and 306.3 to require that, when completing an application for a conditional use or variance for a commercial use, the applicant must disclose the name under which the applicant intends to conduct business, to require that these applications be signed under penalty of perjury and to require that the intended business name also appear on the notice of the public hearings for these applications. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

15. 1999.566B (BAÑALES)
475 BRANNAN STREET, south side between 3rd and 4th Streets; Lot 31 in Assessor's Block 3787 --Request for amendment to a previously approved authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code, pursuant to Motion No. 14685. The previous approval was for 61,000 square feet of office space for a total of 241,000 square feet. The new proposal would allow 63,500 square feet of office space for a total of 243,500 square feet. The net change results in an additional 2,500 square feet of office space relative to the original approval. No change to the building envelope or exterior dimensions of the building would occur. The increase in office space would be accomplished by converting 2,500 square feet of ground floor retail to office. The site is within an SSO (Service Secondary Office) and 65-X Height and Bulk District.

16. 1999.365L (LIGHT)
2750 SLOAT BOULEVARD, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: -- Request to approve the designation of the Doggie Diner Sign as a landmark. The subject property is zoned NC-2 (Neighborhood Commercial, Small Scale) District and is in a 100-A Height and Bulk District.
17. 1999.431C (WASHINGTON)
599 SKYLINE BOULEVARD, Lots 001, 002, 003, 006, 007 in Assessor's Block 7284, bounded by John Muir Drive to the north; and the San Mateo County line to the south. - Request for a Conditional Use authorization under Section 209.5. of the Planning Code to expand the services of the Olympic Club Golf Course. This request is to allow the construction of a 940 square foot golf training facility. The property is located in the RH-1(D) House One-family (Detached Dwellings) District 40-X Height and Bulk.

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 2:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 2:30 PM, but have not been called or heard by 2:30 PM, could be continued to a later time or date as determined by the Commission.

18. 98.867D (ZWIERZYCKI)
925 COLE STREET, west side between Carl Street and Parnassus Avenue, Lot 003 in Assessor's Block 1272 -- A Staff-initiated Discretionary Review of Building Permit Application No. 9903874, proposing to obtain authorization to install an automated teller machine (ATM) recessed three feet from the front property line in a NC-1 (Neighborhood-Commercial, Cluster District).
19. 1999.235D (KEYLON)
3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of September 2, 1999)

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 23, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 21 1999

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.871E (COOPER)
730 FLORIDA STREET, Assessors Block 4082, Lot 9. **Appeal of Preliminary Negative Declaration.** The proposed project would include the demolition of an existing warehouse and its replacement with a new, 50-foot-high, four-story building that would contain 24 live/work units, with 4,250-square feet of common area, 24 off-street parking spaces and one loading space on a 10,000-square-foot parcel. The project site is located at 730 Florida Street, between 19th and 20th Streets, in the Greater Northeast Mission Industrial Protection Zone (Greater NEMIZ-IPZ) and is zoned M-1 with a 50-X height/bulk district. The project site is also within a new Industrial Protection Zone established by Planning Commission Resolution No. 14825 on May 13, 1999.
(Continued from Regular Meeting of September 2, 1999)
(Proposed for Continuance to October 14, 1999)
2. 98.871D (ALVIN)
730 FLORIDA STREET, west side between 19th and 20th Streets, Lot 009 in Assessor's Block 4082 -- A Staff-initiated Discretionary Review of Building Permit Application Nos. 9900244 and 9900245, proposing the demolition of a two-story, vacant warehouse building, and the construction of a 24-unit live/work building with four ground floor store fronts in a M-1 (Light Industrial) District.
(Proposed for Continuance to October 14, 1999)
3. 98.712D (ZWIERZYCKI)
36-46 STATES STREET, south side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to October 14, 1999)
4. 98.500D (MILLER)
111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.
(Proposed for Continuance to October 28, 1999)
5. 98.604E (NAVARRETE)
MISSION STEUART HOTEL AND MUNI LAYOVER RELOCATION-- Public Hearing on Draft Environmental Impact Report. On Assessor's Block 3714, Lots 6, 7, 8, 9, and 17, the approximate 35,000 square-foot project is currently used as a MUNI bus layover yard. The proposed project would rezone the project site and construct a hotel with accessory uses following relocation of MUNI bus layover functions. The existing MUNI bus layover yard, including buses and the portable restroom on the site, would be removed and bus layover functions would be relocated to streets in the area. The new layovers are proposed to be in the following locations, all between Mission and Market Streets: No. 7, No. 21, and No. 71

lines would layover on the east side of Steuart Street; No. 9 line would be relocated to the east side of Main Street near Mission Street; Nos. 14, 14L and 14X would remain on the west side of Steuart Street; and No. 31 line would be moved to the north side of Mission Street near Main Street. Two bus lines (No. 2 and No. 6) would relocate to the Transbay Terminal. The project would construct a hotel which varies from 40 to 84 feet in height, containing approximately 200 hotel rooms, 3,000 square feet of retail space, 2,200 square feet of meeting room space, 3,800 square feet of valet parking space, one off-street loading space, and six bicycle spaces. The project would accommodate a transit shelter on the project site, adjacent to the hotel. The project site is located in a P (Public) zoning district and in an 84-E and OS (Open Space) height and bulk district. **PROPOSED FOR CONTINUANCE TO DECEMBER 16, 1999. Note: Public comments will be accepted from August 21, 1999, to December 16, 1999 at 5:00 p.m. or the close of the Public Hearing before the Planning Commission, whichever is later.**
(Proposed for Continuance to December 16, 1999)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 9/9/99.
7. Commission Matters.

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
10. Consideration of Adoption - Resolution honoring former Zoning Administrator Robert W. Passmore.
11. Status report on the Annual Limit (Office Development Limitations Program, Planning Code Sections 320-325) for office buildings.
12. Initiation of the definition for "displacement" as it relates to the Industrial Protection Zone (IPZ) Interim Controls.

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

13. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3(c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 12 persons.
Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

Note: On September 2, 1999, following review of additional conditions, the Commission passed a Motion of Intent to disapprove by a vote of +4 to -3 (Antenore, Joe, Richardson).

(Continued from Regular Meeting of September 9, 1999)

F. REGULAR CALENDAR

14. 1999.514C (LeBLANC)
1701 OCTAVIA STREET, on the northwest corner of Bush Street; Lot 005 in Assessor's Block 0663 -- Request for Conditional Use authorization pursuant to Planning Code Section 178 (c) to allow the intensification of a permitted conditional use, and pursuant to Planning Code Section 303 (e) to modify conditions of approval found in Motion 14011, relating to the hours and days of operation for a restaurant in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
15. 1999.439C (BORDEN)
2168-2174 MARKET STREET, north side, near the corner of 15th and Sanchez Streets; Lot 17 in Assessor's Block 3542 -- Request for a Conditional Use authorization under Section 721.83 of the Planning Code to install a total of 5 panel antennae on the roof and an interior equipment room on the fourth floor of an existing mixed-use (commercial/community facility) building as part of a wireless telecommunication network in the Upper Market Neighborhood Commercial District and a 50-X Height and Bulk District.
16. 1999.034C (SMITH)
1266 SACRAMENTO STREET, north side between Jones and Taylor Streets; Lot 7 in Assessor's Block 221 - Request for Conditional Use Authorization to allow a greenhouse on the roof of an existing three-story building exceeding 40-feet in height, per Section 253 of the Planning Code, within a RM-3 (Mixed Residential, Medium Density) District and 65-A Height and Bulk District.
(Continued from Regular Meeting of September 16, 1999)
17. 1999.398C (WILSON)
275 OLYMPIA WAY (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
Note: On September 2, 1999, following public testimony the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of the Church attend the September 16 hearing.
(Continued from Regular Meeting of September 16, 1999)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

18. 98.867D (ZWIERZYCKI)
925 COLE STREET, west side between Carl Street and Parnassus Avenue, Lot 003 in Assessor's Block 1272 -- A Staff-initiated Discretionary Review of Building Permit Application No. 9903874, proposing to obtain authorization to install an automated teller machine (ATM) recessed three feet from the front property line in a NC-1 (Neighborhood-Commercial, Cluster District).

Note: On September 16, 1999, following public testimony the Commission closed the public hearing. A motion to Take DR and disapprove the application failed to carry by a vote of +3 to -3 (Antenore, Chinchilla, Richardson). At the direction of Commission President Theoharis, absent Commissioner Martin would review the official transcript and other pertinent materials prior to casting his vote.

(Continued from Regular Meeting of September 16, 1999)

19. 98.805DD (ALVIN)
475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- A Staff-initiated Discretionary Review of Building Permit Application No. 9817702S, proposing construction of a six-unit live/work building on a vacant lot in a M-1 (Light Industrial) District. This project was previously heard with the intent to disapprove and scheduled for hearing. The project is back before the Planning Commission for either approval or disapproval.

20. 98.558D (BEATTY)
1801 POLK STREET, northwest corner of Polk and Washington Streets, Lot 003 in Assessor's Block 0598 -- Request for Discretionary Review of Building Permit Application No. 9903204, proposing to demolish a one-story commercial building and construct a five-story building in the Polk Street Neighborhood Commercial District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

OCT 05 1999

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10-05-9903:13 NEW

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 7, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Linda Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.244E (MALTZER)
2901 CALIFORNIA STREET, Assessor's Block 1029, Lots 001-003, southwest corner of California Street/Broderick Street intersection. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site currently contains a private co-educational high school (Drew College Preparatory School) comprised of three buildings that total about 16,300 square feet and an exterior courtyard. The proposed project would involve merging the three lots into one lot; demolishing the three existing buildings; and constructing a new three-story, 40-foot tall classroom building of about 33,800 square feet, a basement parking garage with about 23 parking spaces, and an exterior courtyard. The current enrollment at the high school is about 200 students. The project sponsor proposes a maximum enrollment of about 250 students and seeks an enrollment cap of about 399 students. The project sponsor would seek a Variance from the rear yard and front yard setback requirements of the *San Francisco Planning Code* and a Conditional Use Authorization for expansion of a secondary school in an RM-1 Zoning District.
(Continued from Regular Meeting of September 9, 1999)
(Proposed for Continuance to October 14, 1999)
2. 1999.485C (KOONTZ)
1326 GRANT AVENUE, east side between Green and Vallejo Streets; Lot 132 in Assessor's Block 28: -- Request for Conditional Use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 21, 1999)
3. 98.173E (MALTZER)
526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.
(Continued from Regular Meeting of September 16, 1999)
(Proposed for Continuance to October 28, 1999)
4. 98.559E (MALTZER)
1 ARKANSAS STREET, Assessor's Block 3952, Lot 1C. **Appeal of Preliminary Negative Declaration**. Proposed conversion of a manufacturing facility to personal services/offices or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services

and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion would include adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.

(Continued from Regular Meeting of July 22, 1999)

(Proposed for Continuance to October 28, 1999)

5. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.
(Continued from Regular Meeting of September 16, 1999)
(Proposed for Continuance to October 28, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 9/16/99.
7. Commission Matters.

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

10. 98.714E (GLASNER)
350 RHODE ISLAND STREET. Public Hearing on the Draft Environmental Impact Report. The proposed project, on the block bounded by Rhode Island, Kansas, 16th and 17th Streets on Assessor's Block 3957, lot 1, would be to construct a four-story office building with 2.5 levels of underground parking. After completion, the building would contain approximately 300,000 square feet of office (intended for use by multimedia firms), about 3,000 square feet

of ground floor retail, 491 self-park and 103 valet-parked spaces. This project would require the demolition of the existing industrial structure, the former NORCAL transfer station. Written comments on the Draft EIR will be accepted from until the close of business at 5:00 p.m. on October, 1999 or the close of the Public Hearing before the Planning Commission, whichever is later. Comments should be sent to Hillary E. Gitelman, Environmental Review Officer, San Francisco Planning Department, 1660 Mission Street, San Francisco 94103.

11. 1999.027E (COOPER)
160 KING STREET, between Second and Third Streets, Assessor's Block 3794, Lot 25. Public hearing on the Draft Environmental Impact Report. The proposed project would demolish the existing three-story building at 151-161 Townsend Street and construct a new, nine-story (plus mechanical penthouse), 105-foot-tall office building, including 350 off-street parking spaces on a basement level and the first four above-ground levels, and one freight loading space. The proposed new building would contain approximately 156,000 gross square feet (gsf) of office space and about 9,000 gsf of ground floor retail space. The site is a through-lot with frontages on Townsend and King Streets, directly across King Street from Pacific Bell Park, and is in an M-2 (Heavy Industrial) zoning district and a 105-F height and bulk district. The purpose of this hearing is to take public comment on the adequacy of the Draft EIR which was published on August 28, 1999.
12. 1999.008E (BLOMGREN)
1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with up to 33 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) zoning district and a 40-X height district.
(Continued from Regular Meeting of September 16, 1999)
13. 1999.008EC (WANG)
1298 BROTHERHOOD WAY, the St. Thomas More Catholic Church Campus at the southwest corner of Junipero Serra Boulevard and Brotherhood Way on both sides of Thomas More Way; Lots 2, 10, 19, and 20 in Assessor's Block 7380 - - Request for Conditional Use authorization for a Planned Unit Development (PUD) proposing (1) construction of a residential care facility, known as The Elder Care Alliance Assisted Living Facility, providing lodging, board and care to seven or more persons in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District, (2) exceptions from rear yard requirements and off-street parking requirements, and (3) relocation of the existing St. Thomas More Catholic Church parking onto a different lot, across Thomas More Way at the St. Thomas More Elementary School playground, with an amount of parking exceeding the amount classified as accessory parking.
14. 1999.575T (MONTAÑA)
CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT, Consideration of a proposal to initiate an amendment to the Planning Code by amending Section 303 thereof to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval or have become a public nuisance. The process would involve a public hearing to consider revoking the conditional use permit, modifying conditions of approval or taking other abatement action and would include an opportunity to appeal a decision to the Board of Supervisors. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.
15. 98.321BX (BADINER)
554-562 MISSION STREET, north side between First and Second Streets, bordered by Golden Gate University and Jessie and Anthony Streets, Lots 15, 17 and 18 in Assessor's Block 3708. -- Request for Section 321 (Office Development: Annual Limit) project

authorization for 645,000 gsf of office space and request for Section 309 (Permit Review In C-3 Districts) determinations and exceptions in the C-3-0 (Downtown Office) District and within 500-S (Lot 18) and 550-S (Lots 15 and 17) Height and Bulk Districts for the new construction of a 31-story, 421 foot high building. The net addition of 578,640 gsf of office space would be subject to the Housing Requirements of Planning Code Section 313 and the Child-Care Requirements of Planning Code Section 314.

16. 1999.167B (ALVIN)
700-7TH STREET, on the west side of 7th Street, and on the corner of 7th and Townsend Streets; Lots 1, 4, 5, 6 in Assessor's Block 3799 -- Request under Planning Code Section 321 for authorization to add a total of 273,650 gross square feet of office space to an existing three-story landmark building on Lot 1 and the new construction of a four story office building on Lots 4, 5, and 6, to the City's office development annual limit and Section 313.4 and 314.4 satisfying the requirement to provide an in-lieu fee for affordable housing and child care impacts caused by the project. The property is in a M-2 (Heavy Manufacturing) Zoning District and a 50-X Height and Bulk District.
17. 98.703C (ALVIN)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1 (Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
18. 1999.398C (WILSON)
275 OLYMPIA WAY (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
Note: On September 2, 1999, following public testimony the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of the Church attend the September 16 hearing.
On September 23, 1999, following public testimony the Commission closed the public hearing with exception to testimony in regard to the location of the equipment box. At the direction of Commission President Theoharis, staff was to evaluate the proposed locations of the equipment box and return with its recommendation.
 (Continued from Regular Meeting of September 23, 1999)
19. 1999.470C (WILSON)
1201-1299 OCEAN AVENUE (McDonald's Restaurant), south side between Plymouth Avenue and Brighton Street; Lots 49 and 54 in Assessor's Block 6943 - Request for a Conditional Use authorization to modify a condition of a prior Conditional Use authorization (Case 89.389C), in an RH-2 (House, Two-Family) and NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called

or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

20. 98.989D (LI)
324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one illegal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.
Note: On August 26, 1999, following public testimony, the Commission Closed the Public Hearing.
(Continued from Regular Meeting of September 16, 1999)
21. 98.500D (MILLER)
111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.
(Continued from Regular Meeting of September 23, 1999)
22. 1999.526D (MONTAÑA)
210 TO 212 TOWNSEND STREET, north side between Third and Fourth Streets, Lot 12 in Assessor's Block 3787--Staff-initiated request for Discretionary Review of a Liquor License Application for Chopper's Restaurant to sell beer and wine on the premises (License Number 41--on sale beer and wine for an eating establishment). On June 17, 1999 the Planning Commission initiated South End District permanent zoning amendments to the South of Market District and in their Resolution of Initiation, No. 14844, established a policy of automatic Discretionary Review of any permit application that did not conform to the proposed permanent controls. The proposed controls would require conditional use authorization for a new liquor license at the subject location. The property lies within the current Service/Light Industrial (SLI) District and would lie within the proposed South End Service District.

Adjournment: _____



ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 7, 1999**

1:30 PM

Regular Meeting

**Anita Theoharis, President
Beverly Mills, Vice President**

**Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners**

D. DIRECTOR'S REPORT

Informational Presentation on Draft Strategies Analysis Report

DOCUMENTS DEPT.

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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

September 30, 1999

To: Planning Commission Agenda Recipients
From: Larry Badiner, Chief of Neighborhood Planning *LB*

RE: PLANNING DEPARTMENT'S ENFORCEMENT PROGRAM

About a year and a half ago, the Planning Department sent a Neighborhood Issues survey to organizations listed in our Neighborhood Organization Directory. One of the issues identified by a number of groups was the need for better zoning enforcement. Enforcement was also a priority for those participating in the Department's budget review. Responding to this concern, the Planning Commission and Department sought a received increased staff resources for code enforcement. For the forthcoming fiscal year, the City budget provides that each of our four geographic Neighborhood Planning areas will have the equivalent of one full time code enforcement position. There are additional resources to develop the program within our newly formed Tactical Team which is my responsibility.

On September 29, 1999, the Department reported to the Board of Supervisors Finance Committee on our progress on starting the program. It was suggested by the Finance Committee chair, Supervisor Leland Yee, that we seek early advice/input on our work program and proposed neighborhood survey design.

Enclosed you will find a copy of the Draft Enforcement Work Program and the Draft Enforcement Survey which we intend to mail to over 300 Neighborhood Groups next week. We would appreciate any comments you have on the Work Program or the contents of the Survey Form at your earliest convenience. We are not yet seeking responses but wish your suggestions to assure the survey form provides good information and focus.

Please feel free to mail, fax to 558-6409 or contact Lois Scott at 558-6317 (voice mail) or Lois_Scott@CLSF.CA.US (E-mail).

Attachments: work program, survey draft

cc: Members of Finance Committee

Supervisor Yee
Supervisor Bierman
Supervisor Ammiano

DOCUMENTS DEPT.

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OCT 05 1999

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1999-2000 Planning Department Enforcement Draft Work Program
Status September 29, 1999

TASK	STATUS (<i>Italics = Completion</i>)
1. Hire new staff & make assignments to enforcement program- Mid-September <ul style="list-style-type: none"> assign Planner V as TAC/Enforcement Manager and liaison to Board of Appeals coordinator assign Planner IV as TAC enforcement coordinator assign planner as enforcement tech. spec. on each team 	<p><i>Larry Badiner - Aug 19</i></p> <p><i>Lois Scott/May Fung - Sept. 21</i> <i>Selected Sept. 7</i></p>
2. Staff review of existing Citywide Enforcement Priorities - Mid-September <ul style="list-style-type: none"> review 1992 Enforcement Program Priorities review General Plan policies re. Enforcement review enforcement priorities/programs of DBI and the City Attorney 	<p><i>Sept. 9</i> <i>End September</i> <i>Initiated Sept. 24</i></p>
3. Staff review of Enforcement Issues by neighborhood Mid-October <ul style="list-style-type: none"> review 1998 Neighborhood Planning Issues Survey review input from team leaders on key enforcement issues in each quadrant 	<p><i>Prelim. Review Sept</i> <i>Mid September</i></p>
4. Design & Development of Neighborhood by Neighborhood Program, including City Attorney & other City agency Participation - End October <ul style="list-style-type: none"> draft enforcement survey to send to Neighborhood Planning Issues Survey respondents review responses from enforcement survey and rank key enforcement issues by quadrant neighborhood outreach by staff and Meetings in neighborhood staff development of quadrant-specific enforcement programs, with input from C.A.'s office & DBI Draft any necessary legislation to implement enforcement program 	<p><i>Sept. 24, mail end Sept.</i></p> <p>Mid October</p> <p>October</p> <p>End October</p> <p>End October</p>
5. Review and Comment by City-wide Neighborhood/ Merchant Groups - November Meetings <ul style="list-style-type: none"> circulate enforcement program outline to neighborhood/merchant groups for review - follow-up meetings 	<p>November</p>
6. Planning Commission Hearing on the Program Mid-Nov <ul style="list-style-type: none"> staff preparation of Commission presentation 	<p>November 17</p>
7. Refinement of Program based on Public Testimony End November <ul style="list-style-type: none"> Initiate Preservation Legislation 	<p>End November</p>
8. Updates on progress at the Planning Commission	<p>Periodically</p>

SURVEY ON CODE ENFORCEMENT CONCERNS

Name of Neighborhood Organization_____

Name of Person Preparing Response_____

Address_____

Telephone/Fax/Email_____

The first six questions on the survey deal with your views on the relative importance of different enforcement problems and consequences of enforcement actions. They seek to expand on concerns expressed in the 1998 Neighborhood Issues Survey and on recent testimony on the Department budget and work program. The remaining questions, in part, seek to update priorities set by the Planning Commission in 1992. They also ask about penalties, sources of complaints and invite you to further describe localized enforcement concerns.

1. Code Enforcement for illegal units in new construction (i.e. recently created)

- ☐ should be a major priority in this neighborhood
- ☐ is of less important in this neighborhood than other types of violations
- ☐ is not a priority in this neighborhood
- ☐ no opinion

Comments

2. Code Enforcement for illegal units that have existed for a number of years (i.e with long term tenants)

- ☐ should be a major priority in this neighborhood
- ☐ is of less important in this neighborhood than other types of violations
- ☐ is not a priority in this neighborhood
- ☐ no opinion

Comments

3. Enforcing Conditions of Approval for a project that has been approved by the Planning Commission or a Variance granted by the Zoning Administrator

- ☐ should be a major priority in this neighborhood
- ☐ is of less important in this neighborhood than other types of violations
- ☐ is not a priority in this neighborhood
- ☐ no opinion

Comments

4. Abating nuisances from nonpermitted commercial activities in residentially-zoned areas (for example, bed and breakfasts, car repairs, building contractor operations, etc)

- ☐ should be a major priority in this neighborhood
- ☐ is of less important in this neighborhood than other types of violations
- ☐ is not a priority in this neighborhood
- ☐ no opinion

Comments

5. Abating nuisances in commercially- zoned areas such as noise, odor, excessive signage, hours of operation beyond what is allowed, etc

- ☐ should be a major priority in this neighborhood
- ☐ is of less important in this neighborhood than other types of violations
- ☐ is **not** a priority in this neighborhood
- ☐ no opinion

Comments

6. Please rank the following types of code enforcement situations , with #1 being those having the highest priority and #5, the lowest. In 1992, the Planning Commission ranked them in the order below. Your ranking will indicate if there have been shifts in the last eight years.

___Cases that have serious life safety consequences

___Cases that involve the loss of housing (for example conversion of a residential unit to commercial use without a permit)

___Cases that involve the loss of jobs/business

___Noncompliance of Plans/Design Guidelines

___Degradation of neighborhood and community livability (for example parking loss, density increase, noise, odor, etc)

___Other (please describe)

7. Under the current laws, penalties for violation of the Planning Code can only be imposed by the Courts, thereby limiting the volume of enforcement activity. Should legislation be enacted to empower the Planning Department to levy administrative penalties for Planning Code violations similar to the process used by the Department of Building Inspection for the Building Code?

___ Yes

___ No

___ No opinion

8. Please rank the relative importance of the following factors in enforcement cases, with #1 being the most important to #6 being of lesser importance:

- ☐ Single owner of many properties with violations
- ☐ Many complaints from members of the public
- ☐ Complaints from Neighborhood Organizations
- ☐ Violations of various other City Codes in addition to Planning Code
- ☐ Violation affects many people in moderate or significant way
- ☐ Violation affects a few people in very significant way

9. Please describe the enforcement issues that are of the greatest concern in your neighborhood:

10. Other comments/recommendations?

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SAN FRANCISCO PLANNING COMMISSION

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Notice of Meeting & Calendar

OCT 14 1999

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Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 14, 1999

1:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda
Richardson,
Commissioners

Linda D. Avery, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

- 1a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of May 13, 1999)
(Proposed for Continuance to October 28, 1999)
- 1b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of May 13, 1999)
(Proposed for Continuance to October 28, 1999)
2. 98.770E (MALTZER)
1738 - 9TH AVENUE (Appeal of Preliminary Negative Declaration), mid-block on the east side of 9th Avenue between Moraga Street and Noriega Street Assessor's Block 2041, Lots 31 and 32. Appeal of a Preliminary Negative Declaration. The site currently contains a one-story, 20-foot tall building of about 2,885 square feet that contains a preschool, of which a portion is jointly used for community meetings by the Sunset Heights Association of Responsible People (SHARP); and a one-story, 15-foot tall storage shed. The proposed project encompasses merging the two lots that comprise the project site into one lot; demolishing the two existing buildings; and constructing a new four-story, 40-foot tall building of about 11,335 square feet that contains a preschool, eight senior housing units, a separate room for SHARP community meetings and seniors, and a parking garage with two parking spaces.
(Proposed for Continuance to November 18, 1999)
3. 1999.097E (COOPER)
ONE CHURCH STREET -CHURCH STREET APARTMENTS. CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The proposed project would demolish the existing Daphne Funeral Home building located at One Church Street, between Hermann Street and Duboce Avenue (Assessor's Block 874, Lot 14), and construct a new affordable housing development with 93 units, a child care center for up to 36 children, a community room, a computer learning center, and a small retail use. The proposed project would also include two levels of structured parking, totaling about 94 spaces. The project site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 40-X height and bulk district and would require a Conditional Use authorization for a Planned Unit Development (PUD).
NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON AUGUST 31, 1999.
(Proposed for Continuance to October 28, 1999)

4. 1999.097C (MILLER)
ONE CHURCH STREET, entire block bounded by Church, Hermann, Webster and Duboce Streets, Lot 14 in Assessor's Block 874 -- Request for authorization of a **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to permit construction of up to 93 units of multi-family affording housing and a child-care facility for up to 35 children, after demolition of an existing mortuary building, requiring modifications of Planning Code standards for rear yards and dwelling-unit density, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 28, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

8. 98.902E (KUGLER)
FIRST AND HOWARD STREETS PROJECT. All four corners of the intersection of First and Howard Streets; Assessors Block 3720, lots 5, 6 and 7; Block 3721, lots 10, 11, 35 and 88; Block 3736, lots 1, 2, 3A, 4 and 116; and Block 3737, lots 1, 1A, 1B, 2, 3, 4, 22, 23, 24, 25 and 26. **Public Hearing on a Draft Environmental Impact Report**. The proposed project would demolish all but one of the existing structures on the four corners of this intersection (south of the Transbay Terminal) and construct four nine-story office buildings in the C-3-O (SD) (Downtown Office, Special Development) District in the South of Market area. The new space would be approximately 1,120,000 sq.ft. of office and about 56,000 sq.ft. of retail. About 1,233 underground valet parking spaces are proposed. The Category I historic structure at 231 First St. would be retained and converted to restaurant or retail and office use. Two other buildings, 401 Howard and 218 Fremont Streets which meet the CEQA definition of historic resources but are not on local surveys would be demolished.

9. 98.244E (MALTZER)
2901 CALIFORNIA STREET, Assessor's Block 1029, Lots 001-003, southwest corner of California Street/Broderick Street intersection. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site currently contains a private co-educational high school (Drew College Preparatory School) comprised of three buildings that total about 16,300 square feet and an exterior courtyard. The proposed project would involve merging the three lots into one lot; demolishing the three existing buildings; and constructing a new three-story, 40-foot tall classroom building of about 33,800 square feet, a basement parking garage with about 23 parking spaces, and an exterior courtyard. The current enrollment at the high school is about 200 students. The project sponsor proposes a maximum enrollment of about 250 students and seeks an enrollment cap of about 399 students. The project sponsor would seek a Variance from the rear yard and front yard set-back requirements of the *San Francisco Planning Code* and a Conditional Use Authorization for expansion of a secondary school in an RM-1 Zoning District.
(Continued from Regular Meeting of October 7, 1999)
10. 98.244C (BILLOVITS)
2901 CALIFORNIA STREET at Buchanan Street, Lots 1, 2 and 33 in Assessor's Block 1029: Request for a conditional use authorization [per Section 209.3(h) of the Planning Code] to reconstruct an existing private high school (Drew School) by demolishing three buildings, merging three lots into one parcel, constructing a new three-story building with 21 parking spaces and increasing enrollment from 200 to a maximum of 250 students in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District.
11. 1999.365L (LIGHT)
2750 SLOAT BOULEVARD, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: -- Request to approve the designation of the Doggie Diner Sign as a landmark. The subject property is zoned NC-2 (Neighborhood Commercial, Small Scale) District and is in a 100-A Height and Bulk District.
(Continued from Regular Meeting of September 16, 1999)
12. 98.257ER (KOMETANI)
UNION SQUARE IMPROVMENT PROJECT, Assessor's Block 308, Lot 1, a City park bounded by Post, Geary, Stockton and Powell Streets. Request for a Planning Commission determination as to the consistency with the General Plan (General Plan Referral). The project calls for improvements to the park including new structures and new landscape plan. The subject property is zoned P (Public Use) District and is in an OS (Open Space) Height and Bulk District.
13. 1999.266C (SMITH)
1334 POLK STREET, east side between Pine and Bush Streets; Lot 6 in Assessor's Block 668 - Request for Conditional Use Authorization, per Section 723.49 of the Planning Code, to allow a Financial Service Establishment (Advance America, Cash Advance Centers of California, Inc.) of approximately 1000 square feet in size within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.
- 14a. 1999.242CV (LI)
336 HYDE STREET, east side between Ellis and Eddy Streets; Lot 20 in Assessor's Block 334: --Request for Conditional Use authorization to construct an 11-unit residential building exceeding 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District, an 80-T Height and Bulk District, and the North of Market Residential Special Use District. The project includes a request for a permitted obstructions variance.
- 14b. 1999.242CV (LI)
336 HYDE STREET, east side between Ellis and Eddy Streets; Lot 20 in Assessor's Block 334 in an RC-4 (Residential-Commercial Combined, High Density) District. PERMITTED OBSTRUCTIONS VARIANCE SOUGHT: The proposal is to construct a 50-foot-high, four-story building containing 11 dwelling units. *The application for variance will be considered by the*

Zoning Administrator.

15. 1999.167B PUBLIC HEARING CLOSED (ALVIN)
700-7TH STREET, on the west side of 7th Street, and on the corner of 7th and Townsend Streets; Lots 1, 4, 5, 6 in Assessor's Block 3799 -- Request under Planning Code Section 321 for authorization to add a total of 273,650 gross square feet of office space to an existing three-story landmark building on Lot 1 and the new construction of a four story office building on Lots 4, 5, and 6, to the City's office development annual limit and Section 313.4 and 314.4 satisfying the requirement to provide an in-lieu fee for affordable housing and child care impacts caused by the project. The property is in a M-2 (Heavy Manufacturing) Zoning District and a 50-X Height and Bulk District.
 (Continued from Regular Meeting of October 7, 1999)
16. 98.871E (COOPER)
730 FLORIDA STREET, Assessors Block 4082, Lot 9. **Appeal of Preliminary Negative Declaration.** The proposed project would include the demolition of an existing warehouse and its replacement with a new, 50-foot-high, four-story building that would contain 24 live/work units, with 4,250-square feet of common area, 24 off-street parking spaces and one loading space on a 10,000-square-foot parcel. The project site is located at 730 Florida Street, between 19th and 20th Streets, in the Greater Northeast Mission Industrial Protection Zone (Greater NEMIZ-IPZ) and is zoned M-1 with a 50-X height/bulk district. The project site is also within a new Industrial Protection Zone established by Planning Commission Resolution No. 14825 on May 13, 1999.
 (Continued from Regular Meeting of September 23, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 4:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

17. 98.871D (ALVIN)
730 FLORIDA STREET, west side between 19th and 20th Streets, Lot 009 in Assessor's Block 4082 -- A Staff-initiated Discretionary Review of Building Permit Application Nos. 9900244 and 9900245, proposing the demolition of a two-story, vacant warehouse building, and the construction of a 24-unit live/work building with four ground floor store fronts in a M-1 (Light Industrial) District.
 (Continued from Regular Meeting of September 23, 1999)
18. 98.712D (ZWIERZYCKI)
36-46 STATES STREET, south side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District.
 (Continued from Regular Meeting of September 23, 1999)
19. 1999.073D (KOMETANI)
1032 BROADWAY STREET, north side between Florence and Taylor Streets, Lot 045 in Assessor's Block 0150 -- Request for Discretionary Review of Building Permit Application No. 9907006S, proposing to construct a new one-story, 98-square-foot infill addition at the front of the building in a RH-2 (House, Two-Family) District.

20. 1999.073DD (KOMETANI)
1032 BROADWAY, north side between Florence and Taylor Streets, Lot 045 in Assessor's Block 0150 -- Request for Discretionary Review of Building Permit Application No. 9909683, proposing to construct a new underground, three-car garage by cutting through an existing concrete retaining wall at the front of the property line in a RH-2 (House, Two-Family) District.
21. 1999.526D (MONTAÑA)
210 TO 212 TOWNSEND STREET, north side between Third and Fourth Streets, Lot 12 in Assessor's Block 3787--Staff-initiated request for Discretionary Review of a Liquor License Application for Chopper's Restaurant to sell beer and wine on the premises (License Number 41--on sale beer and wine for an eating establishment). On June 17, 1999 the Planning Commission initiated South End District permanent zoning amendments to the South of Market District and in their Resolution of Initiation, No. 14844, established a policy of automatic Discretionary Review of any permit application that did not conform to the proposed permanent controls. The proposed controls would require conditional use authorization for a new liquor license at the subject location. The property lies within the current Service/Light Industrial (SLI) District and would lie within the proposed South End Service District.
(Continued from Regular Meeting of October 7, 1999)

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, October 21, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT 18 1999

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Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 98.599E (WONG)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.** South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512: within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.
(Continued from Regular Meeting of August 26, 1999)
(Proposed for Continuance to November 18, 1999)
2. 1999.322C (KOONTS)
705-709 UNION STREET, south side between Powell and Mason Streets; Lot 1 in Assessor's Block 118: -- Request for Conditional Use authorization to convert an existing basement from a storage use and an existing retail space on the first floor to a business or professional service use under Section 722.53 of the Planning Code, and for a proposed use size in excess of the 2,499 square feet currently permitted for nonresidential uses under Section 722.21 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
(Proposed for Continuance to November 4, 1999)
3. 98.703C (ALVIN)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
(Continued from Regular Meeting of October 7, 1999)
(Proposed for Continuance to October 28, 1999)
4. 1999.485C (KOONTS)
1326 GRANT AVENUE, east side between Green and Vallejo Streets; Assessor's Block 132, Lot 28 -- Request for Conditional use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
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(Proposed for Continuance to November 4, 1999)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of 10/7/99.
6. Commission Matters.

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. REGULAR CALENDAR

9. (MONTANA)

MIRALOMA PARK DESIGN GUIDELINES--PROPOSAL FOR ENDORSEMENT -

Consideration of Planning Commission endorsement of design guidelines to be used by property owners, designers, architects and neighborhood residents when considering alterations or new construction on homes within the residential area surrounding Mt. Davidson, generally bounded by Portola Drive, O'Shaughnessy Boulevard and Teresita/Melrose/Lansdale/Miraloma Streets. The Miraloma Park Design Guidelines, authored by the Miraloma Park Improvement Club, were first proposed to the Planning Commission for adoption in 1996, at which time the Planning Commission adopted a motion of intent to endorse the Guidelines when they were completed. The Guidelines are now fully prepared, including graphic materials, and are proposed for endorsement by the Commission. Property owners who wish to expand or construct buildings within the subject area would continue to be subject to Planning Code Section 311 notice and the citywide Residential Design Guidelines review procedures, and, in addition, would be asked to consider the more specific Miraloma Park Design Guidelines in their project site planning and design.

10. 1999.512T (ROSETTE)

APPLICATION DISCLOSURE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 306.1 and 306.3 to require that, when completing an application for a conditional use or variance for a commercial use, the applicant must disclose the name under which the applicant intends to conduct business, to require that these applications be signed under penalty of perjury and to require that the intended business name also appear on the notice of the public hearings for these applications. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

(Continued from Regular Meeting of September 16, 1999)

11. 98.766E (GITELMAN)
535 MISSION STREET OFFICE PROJECT. Public Hearing on the Draft Supplemental Environmental Impact Report (EIR). The proposed project would demolish an existing 15,000 square foot building and construct a 294 foot tall (22 stories) office building at the corner of Mission Street and Shaw Alley (near First Street) in downtown San Francisco (Assessor's Block 3721, Lots 68 and 83). The project would result in a net increase of about 243,000 sq ft. of office space and 3,000 sf of retail space on the site. The new building would provide ground level public open space within the building and Shaw Alley, and would provide valet parking spaces for about 39 vehicles. (NOTE: Written comments on the Draft Supplemental EIR will be accepted by the Planning Department until the end of the hearing or the close of business on October 21, 1999, whichever ever is later.)
12. 98.547C (PURVIS)
455-457 ARKANSAS STREET, between 19th and 20th Streets; Lot 21 in Assessor's Block 4068: Request for Reauthorization of a Conditional Use under Planning Code Section 303 to permit the continued operation of a post-secondary educational institution in an RH-2 (Residential, House, Two-Family) District.
13. 1999.483C (BEATTY)
1312 POLK STREET, east side between Bush and Austin Streets, Lot 4B in Assessor's Block 668-- Request for Conditional Use Authorization to add entertainment to a bar in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
14. 1999.106B (ALVIN)
670-680 2ND STREET, west side of 2nd Street between Townsend and Brannan Streets, Lots 43 & 44 in a Assessor's Block 3788-- Request under Planning Code Section 321 for authorization under the City's office development annual limit to add 60,000 gross square feet of office space, The additional office space would be subject to the Housing Requirements of Planning Code Sections 313 and the Child-Care Requirements of Planning Code Section 314. The property is in a SSO (Service/Secondary Office) Zoning District, the South End Historic District and a 50-X Height and Bulk District. **A variance hearing to consider waiving the parking requirement will be conducted by the Zoning Administrator on Friday, October 29, 1999, in Room 504 in the offices of the Planning Department, 1660 Mission Street, San Francisco, CA. For further information regarding the variance, please contact Corey Alvin at (415) 558-6477.**
15. 1999.194E (WONG)
3995 ALEMANY BOULEVARD, **Appeal of the Preliminary Negative Declaration**; South side between Worcester and St. Charles Avenues; Lot 3 of Block 7126A, and Lot 28 of Block 7151; within an NC-S (Neighborhood Commercial Shopping Center) zoning district and within a 40-X height and bulk district. The project would provide a total of 412 existing retail shopping center containing 115,000 square feet of retail space and 293 parking spaces, the project would renovate and enlarge the existing building to construct 412 dwelling units atop and adjacent to the retail stores, plus parking. Retail space would decrease by about 22 percent, to approximately 90,000 square feet. about 748 parking spaces, both on the surface and in two-story garages. As part of the renovated shopping center, an existing Lucky supermarket would be enlarged and an existing Rite Aid drugstore retained but reduced in size, compared to present conditions. There would also be up to eight smaller stores. The renovated building would be a total of 40 feet tall, measured according to the Planning Code, including both the retail and residential uses. The project's retail stores and residential units would be permitted uses in the NC-S district.
(Continued from Regular Meeting of September 16, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s)

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16. 1999.194SD (WASHINGTON)
3995 ALEMANY BOULEVARD, south side between Charles and Worcester Avenues, Lot 003 in Assessor's Block 7126A and Lot 028 in Assessor's Block 7151 -- Request for Discretionary Review of Building Permit Application Nos. 9913157 and 9913396 through 9913400, proposing to construct 370 new residential dwelling units and remodel an existing shopping center in a NC-S (Neighborhood Commercial Shopping Center) District.
17. 98.871D (ALVIN)
730 FLORIDA STREET, west side between 19th and 20th Streets, Lot 009 in Assessor's Block 4082 -- A Staff-initiated Discretionary Review of Building Permit Application Nos. 9900244 and 9900245, proposing the demolition of a two-story, vacant warehouse building, and the construction of a 24-unit live/work building with four ground floor store fronts in a M-1 (Light Industrial) District. The project is within the Greater Northeast Mission Industrial Zone (Greater-NEMIZ) and within a new Industrial Protection Zone established by the Planning Commission Resolution No. 14825 on May 13, 1999.
(Continued from Regular Meeting of October 14, 1999)
18. 1999.168D (PURVIS)
374 - 11TH STREET, south side between Folsom and Harrison Streets, Lot 012 in Assessor's Block 3521 -- Request for Discretionary Review of Building Permit Application No. 9902812, proposing to demolish a two-story industrial building and construct a six-unit live/work building in a SLR (Service/Light Industrial/Residential Mixed Use) District and a 50-X Height and Bulk District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 28, 1999

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

OCT 27 1999

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Linda D. Avery, Commission Secretary

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***Attention:** Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe,
Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 99.351E (CHAN)
528 6th STREET/317 HARRIETT STREET Appeal of a Preliminary Negative Declaration. Assessor's Block 3779, Lots 3 and 125 - The proposed project would merge two lots into one and construct 24 live/work units and 24 off-street underground parking spaces within a new three story (with mezzanines) structure. The new building would be approximately 55' in height and would have vehicular access to the underground parking from 6th Street. The project would replace an existing surface parking lot. The proposed project site is located within the SLI (Service/Light Industrial Mixed Use) zoning district and within the 50-X Height and Bulk District. The site is also within the Planning Commission's adopted Industrial Protection Zone (IPZ).
(Proposed for continuance to November 4, 1999)
2. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.
(Continued from Regular Meeting of October 7, 1999)
(Proposed for continuance to November 18, 1999)
3. 99.587ET (ROSETTER)
USE SIZE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 303 to also place in Section 303 the special conditional use findings currently located in Section 121.2, thus requiring consideration of these findings for review of any conditional use proposed to occupy floor area that exceeds the threshold or maximum use size specified for that Neighborhood Commercial District whether or not that use size already existed. These findings include issues of intensity of activity in the district, important service to the neighborhood requiring a larger use size and respect for the scale of existing development in the district.
(Proposed for continuance to November 4, 1999)
4. 99.585ET (ROSETTER)
NORTH BEACH USE SIZE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 178 and 186.1 to reduce the period of nonuse for conditional and nonconforming uses to be deemed abandoned in the North Beach Neighborhood Commercial District (NCD) from 3 years to 18 months and to provide that, in the North Beach NCD, a use that exceeds the use size provisions for that district can be changed to another use only as authorized by another conditional use authorization which specifically considers the use size findings; and by amending Sections 121.1 and 722.21 to reduce from 2,500 to 2,000 square feet the use size threshold over which uses in the North Beach NCD need a conditional use and to establish 4,000 square feet as the maximum use size in the North Beach NCD.
(Proposed for continuance to November 4, 1999)

5. 98.173E (MALTZER)
526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.
(Continued from Regular Meeting of October 7, 1999)
(Proposed for continuance to November 4, 1999)
- 6a. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of October 14, 1999)
(Proposed for continuance to November 4, 1999)
- 6b. 98.266BC (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.
(Continued from Regular Meeting of October 14, 1999)
(Proposed for continuance to November 4, 1999)
7. 98.703C (ALVIN)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
(Continued from Regular Meeting of October 21, 1999)
(Proposed for continuance to November 4, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - Draft Minutes of October 14, 1999.
9. Commission Matters.

D. DIRECTOR'S REPORT

10. Director's Announcements.
11. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

12. 98.500D (MILLER)
111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.
Note: On October 7, 1999, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove this project. The vote was +4 -3 (Chinchilla, Mills, Theoharis). Staff was instructed to provide further analysis for inclusion in IPZ. The item is to be calendered for final action on October 28, 1999.

F. REGULAR CALENDAR

13. 98.559E (MALTZER)
1 ARKANSAS STREET, Assessor's Block 3952, Lot 1C. **Appeal of Preliminary Negative Declaration.** Proposed conversion of a manufacturing facility to personal services/office or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion would include adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.
(Continued from Regular Meeting of October 7, 1999)
14. 98.496E (MALTZER)
333 DOLORES STREET, Assessor's Block 3567, Lot 57; interior of city block bounded by Dolores, 16th, 17th and Guerrero Streets. **Appeal of Preliminary Negative Declaration** for the proposed expansion of the children's Day School from a preschool plus K-4 school to a preschool plus K-8; that is, to add grades 5-8. In order to accommodate the proposed expansion, four structures on the site would be demolished (a one-story, 925 square foot building used for storage, an incinerator, a shed, and a playhouse) and a new 17,000 square foot, two story wood frame above-basement building would be constructed. The existing 22,500 square foot St. Joseph's Hall, a three story, reinforced concrete building would be

seismically upgraded. The project requires a Certificate of Appropriateness as it includes alteration of a site which is a City Landmark.

15. 1998.496A (PAEZ)
333 DOLORES STREET, The Childrens Day School, east side between 16th and 17th Streets. Assessor's Block 3567, Lot 57, a portion of City Landmark 137. Request for authorization of a Certificate of Appropriateness to permit demolition, alteration and construction on a portion of a landmark site, to expand an existing elementary school by the construction of a new school building which would contain classrooms, administrative offices and a multi-purpose room, in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.
16. 1998.496C (PAEZ)
333 DOLORES STREET, The Childrens Day School, east side between 16th and 17th Streets. Assessor's Block 3567, Lot 57, a portion of City Landmark 137. Request for authorization of a Conditional Use to expand an existing elementary school from pre-school through fourth grade to include pre-school through eighth grade, as well as to construct a new school building which would contain classrooms, administrative offices and a multi-purpose room, in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.
17. 1999.008E (BLOMGREN)
1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with up to 33 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 7, 1999)
18. 1999.008EC (WANG)
1298 BROTHERHOOD WAY, the St. Thomas More Catholic Church Campus at the southwest corner of Junipero Serra Boulevard and Brotherhood Way on both sides of Thomas More Way; Lots 2, 10, 19, and 20 in Assessor's Block 7380 - - Request for Conditional Use authorization for a Planned Unit Development (PUD) proposing (1) construction of a residential care facility, known as The Elder Care Alliance Assisted Living Facility, providing lodging, board and care to seven or more persons in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District, (2) exceptions from rear yard requirements and off-street parking requirements, and (3) relocation of the existing St. Thomas More Catholic Church parking onto a different lot, across Thomas More Way at the St. Thomas More Elementary School playground, with an amount of parking exceeding the amount classified as accessory parking.
(Continued from Regular meeting of October 7, 1999)
19. 99.559C (KEYLON)
714 VAN NESS AVENUE, east side between Turk and Eddy Streets, Lot 7 in Assessor's Block 742- Request for Conditional Use for a large fast food restaurant under Planning Code Section 243(c) to change use from retail use as a laundry/dry cleaners (The Valetors of San Francisco) to a large fast food restaurant (Wendy's) in an RC-4 (Residential-Commercial, High Density) District, 130-V Height and Bulk district, within the Van Ness Special Use District.
20. 1999.097E (COOPER)
ONE CHURCH STREET -CHURCH STREET APARTMENTS, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The proposed project would demolish the existing Daphne Funeral Home building located at One Church Street, between Hermann Street and Duboce Avenue (Assessor's Block 874, Lot 14), and construct a new affordable housing

development with 93 units, a child care center for up to 36 children, a community room, a computer learning center, and a small retail use. The proposed project would also include two levels of structured parking, totaling about 94 spaces. The project site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 40-X height and bulk district and would require a Conditional Use authorization for a Planned Unit Development (PUD).

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON AUGUST 31, 1999.

(Continued from Regular Meeting of October 14, 1999)

21. 1999.097C (MILLER)
ONE CHURCH STREET, entire block bounded by Church, Hermann, Webster and Duboce Streets, Lot 14 in Assessor's Block 874 -- Request for authorization of a **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to permit construction of up to 93 units of multi-family affording housing and a child-care facility for up to 35 children, after demolition of an existing mortuary building, requiring modifications of Planning Code standards for rear yards and dwelling-unit density, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 14, 1999)

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22. 99.556D (BEATTY)
361 LOMBARD STREET, south side between Kearny Street and Grant Avenue, Lot 041 in Assessor's Block 0078 -- Request for Discretionary Review of Building Permit Application No. 9903366, proposing to legalize a hot tub on the roof of the two-unit building and its mechanical equipment in a light well in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
23. 99.650D (LeBLANC)
3630 JACKSON STREET, north side between Maple and Spruce Streets, Lot 005 in Assessor's Block 0969 -- Request for Discretionary Review of Building Permit Application No. 9909429S, proposing to construct a bay window with balcony above at the rear of the existing four-story, single-family dwelling in a RH-1 (House, One-Family) District.
24. 99.357D (WILSON)
1849 - 15TH AVENUE, west side between Ortega Street and Mount Lane, Lot 005D in Assessor's Block 2052A -- Request for Discretionary Review of Building Permit Application No. 9908742S, proposing to construct a 700-square-foot partial vertical addition to the rear portion of the existing dwelling in a RH-1(D) (House, One-Family, Detached) District.
25. 99.663D (PEPPER)
2277 GREEN STREET, south side between Steiner and Fillmore Streets, Lot 025 in Assessor's Block 0558 -- Request for Discretionary Review of Building Permit Application No. 9910502, proposing to construct a new fourth-floor penthouse on top of an existing third-story roof in a RH-2 (House, Two-Family) District.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

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City Hall, 1 Dr. Carlton B. Goodlett Place
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1:30 PM

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Regular Meeting

NOV 02 1999

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.438CV (ALVIN)
2642-46 3RD STREET, west side of 3rd Street between 22st and 23rd Streets, Lots 21 in a Assessor's Block 4172-- Request Conditional Use Authorization under Planning Code Section 161(j) to add two dwellings units without providing any off-street parking and a variance under Section 135(g)(2) to reduce the width of an inner court to be used for common open space. The property is in a NC-2 (Small Scale Neighborhood Commercial District), and a 50-X Height and Bulk District.
(Proposed for Continuance to November 18, 1999)
2. 1999.312E (JAROSLAWSKY)
699 PENNSYLVANIA AVENUE, Assessor's Block 4104, Lot 002 - **Appeal of Preliminary Negative Declaration**. The proposal includes the demolition of an existing 4,500 square foot building and the construction of an 17,126 square foot building. The new structure would contain 10 live/work loft units and 10 parking spaces. Ingress and egress to the garage area would be along 22nd Street. The structure would utilize the entire site, be a maximum of 40 feet in the height and contain three stories, not including the garage level. The project site is located in an M-1 (Light Industrial) Zoning District, within the Potrero Hill District of the City of San Francisco. The project site is also within the Industrial Protection Buffer Zone (IPZ) and will undergo mandatory Discretionary Review.
(Proposed for Continuance to December 2, 1999)
3. 99.060D (PURVIS)
139 STILLMAN STREET, south side between 3rd and Th Streets, Lot 125 in Assessor's Block 3762 -- Request for Discretionary Review of Building Permit Application No. 9912968S, proposing the new construction of an 8-unit live/work building on a vacant lot in a SLI (Service/Light Industrial) District, a 40-X Height and Bulk District and within a Mixed Use Area.
(Proposed for Continuance to November 18, 1999)
4. 99.061D (PURVIS)
113 STILLMAN STREET, south side between 3rd and Th Streets, Lot 122 in Assessor's Block 3762 -- Request for Discretionary Review of Building Permit Application No. 9912951S, proposing the demolition of one commercial building and the new construction of a 14-unit live/work building in a SLI (Service/Light Industrial) District, a 40-X Height and Bulk District and within a Mixed Use Area.
(Proposed for Continuance to November 18, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the

President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of 10/14/99 and 10/21/99.
6. Commission Matters.

D. DIRECTOR'S REPORT

7. Director's Announcements.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 1999.365L (LIGHT)
2750 SLOAT BOULEVARD, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: -- Request to approve the designation of the Doggie Diner Sign as a landmark. The subject property is zoned NC-2 (Neighborhood Commercial, Small Scale) District and is in a 100-A Height and Bulk District.
(Continued from Regular Meeting of October 14, 1999)
Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +4 to -2 (Commissioners Antenore, Joe). Commissioner Martin was absent.
10. 1999.266C (SMITH)
1334 POLK STREET, east side between Pine and Bush Streets; Lot 6 in Assessor's Block 668 - Request for Conditional Use Authorization, per Section 723.49 of the Planning Code, to allow a Financial Service Establishment (Advance America, Cash Advance Centers of California, Inc.) of approximately 1000 square feet in size within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.
Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +4 to -2 (Commissioners Richardson, Joe). Commissioner Martin was absent.
11. 1999.398C (WILSON)
275 OLYMPIA WAY (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 7, 1999)
Note: On September 2, 1999, following public testimony the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of the Church attend the September 16 hearing.

On September 23, 1999, following public testimony the Commission closed the public hearing with exception to testimony in regard to the location of the equipment box.

At the direction of Commission President Theoharis, staff was to evaluate the proposed locations of the equipment box and return with its recommendation.
(Continued from Regular Meeting of October 7, 1999)

12. 1999.073DD (KOMETANI)
1032 BROADWAY STREET, north side between Florence and Taylor Streets, Lot 045 in Assessor's Block 0150 -- Request for Discretionary Review of Building Permit Application No. 9907006S, proposing to construct a new one-story, 98-square-foot infill addition at the front of the building in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of October 14, 1999)
Note: On October 14, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion to approve as proposed resulted in a vote of +3 -2 (Antenore and Richardson voting No). Commissioners Chinchilla and Martin were absent. President Theoharis instructed the Commission Secretary to provide all case materials and hearing tapes to Commissioners Chinchilla and Martin for review prior to final action.
13. 1999.073DD (KOMETANI)
1032 BROADWAY, north side between Florence and Taylor Streets, Lot 045 in Assessor's Block 0150 -- Request for Discretionary Review of Building Permit Application No. 9909683, proposing to construct a new underground, three-car garage by cutting through an existing concrete retaining wall at the front of the property line in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of October 14, 1999)
Note: On October 14, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion to approve as proposed resulted in a vote of +3 -2 (Antenore and Richardson voting No). Commissioners Chinchilla and Martin were absent. President Theoharis instructed the Commission Secretary to provide all case materials and hearing tapes to Commissioners Chinchilla and Martin for review prior to final action.

F. REGULAR CALENDAR

14. 1999.512T (ROSETTER)
APPLICATION DISCLOSURE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 306.1 and 306.3 to require that, when completing an application for a conditional use or variance for a commercial use, the applicant must disclose the name under which the applicant intends to conduct business, to require that these applications be signed under penalty of perjury and to require that the intended business name also appear on the notice of the public hearings for these applications. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.
(Continued from Regular Meeting of October 21, 1999)
15. 99.587ET (ROSETTER)
USE SIZE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 303 to also place in Section 303 the special conditional use findings currently located in Section 121.2, thus requiring consideration of these findings for review of any conditional use proposed to occupy floor area that exceeds the threshold or maximum use size specified for that Neighborhood Commercial District whether or not that use size already existed. These findings include issues of intensity of activity in the district, important service to the neighborhood requiring a larger use size and respect for the scale of existing development in the district. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.
(Continued from Regular Meeting of October 28, 1999)

16. 99.585ET (ROSETTER)
NORTH BEACH USE SIZE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 178 and 186.1 to reduce the period of nonuse for conditional and nonconforming uses to be deemed abandoned in the North Beach Neighborhood Commercial District (NCD) from 3 years to 18 months and to provide that, in the North Beach NCD, a use that exceeds the use size provisions for that district can be changed to another use only as authorized by another conditional use authorization which specifically considers the use size findings; and by amending Sections 121.1 and 722.21 to reduce from 2,500 to 2,000 square feet the use size threshold over which uses in the North Beach NCD need a conditional use and to establish 4,000 square feet as the maximum use size in the North Beach NCD. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation. (Continued from Regular Meeting of October 28, 1999).
17. 1998.090RM (MONTANA)
INITIATE GENERAL PLAN MAP AMENDMENTS, Consideration of a proposal to initiate amendments to various maps of the General Plan to facilitate the redevelopment of blighted properties in Assessor's Block 3705 bounded by Market, Mission, Fourth and Fifth Streets and which are proposed to be included within the Yerba Buena Center (YBC) Redevelopment Plan and Project Area to accommodate the redevelopment of the former Emporium Building site and environs. The specific parcels deemed to represent the "Project Site" include Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43 of Assessor's Block 3705 and Assessor's Block 3704, Lot 67. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Streets are Important to the Perception of the City" found on page I.5.16 of the Urban Design Element of the General Plan, to be amended to remove a portion of Jessie Street which would be reconfigured by the YBC Redevelopment Plan Amendment and Emporium Site redevelopment project ("Project"); (2) Map 1 on page II.1.9 of the Downtown Area Plan, "Downtown Land Use and Density Plan" which would be amended to include the Project Site in the YBC Redevelopment Plan area; (3) Map 3 on page II.1.21 of the Downtown Area Plan, "Major Open Spaces", which would be amended to show the Project Site as included within the YBC Redevelopment Plan Area; (4) Map 5 on page II.1.29 of the Downtown Area Plan, "Proposed Height and Bulk Districts", which would be amended to show the Project Site as included within the YBC Redevelopment Plan Area; (5) Map 7 on page II.1.47 of the Downtown Area Plan, "Proposed Pedestrian Network: Downtown District", would be amended to remove Jessie Street within Block 3705 as a "Pedestrian/Service Street"; (6) Map 2 on page I.2.6 of the Commerce and Industry Element, "Generalized Commercial and Industrial Density Plan" which would be amended to include the Project Site within the YBC Redevelopment Plan Area; and (7) Map 1 on page I.2.5 of the Commerce and Industry Element, "Generalized Commercial and Industrial Land Use Plan", which would be amended to show the Project Site as included within the YBC Redevelopment Plan Area. The Planning Commission will consider initiation of these amendments on November 4, 1999 and, if so initiated, would schedule a public hearing for December 16, 1999 to consider the adoption of these amendments, after certification of a final environmental analysis. For information on these amendments, or the environmental analysis, please contact planner Susana Montana at (415) 558-6313.
18. 1998.090RT (MONTANA)
INITIATE ZONING MAP AMENDMENTS, Consideration of a proposal to initiate amendments to Map 1H of the Zoning Map to facilitate the redevelopment of blighted properties on Assessor's Block 3705, bounded by Market, Mission, Fourth and Fifth Streets. The specific parcels deemed to represent the "Project Site" include Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43 of Assessor's Block 3705. The current building height and bulk designations for the Project Site are 120-X and 160-S (north of Jessie Street) and 160-F (south of Jessie Street) and would be reclassified to designate the Project Site as 135-X, 200-X and 400-X Height and Bulk Districts. The Planning Commission will consider initiation of these amendments on November 4, 1999 and, if so initiated, would schedule a public hearing for December 16, 1999 to consider the adoption of these amendments, after certification of a

final environmental analysis. For information on these amendments, or the environmental analysis, please contact planner Susana Montana at (415) 558-6313.

19. 98.559E (MALTZER)
1 ARKANSAS STREET, Assessor's Block 3952, Lot 1C. **Appeal of Preliminary Negative Declaration**. Proposed conversion of a manufacturing facility to personal services/office or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion would include adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.
(Continued from Regular Meeting of October 28, 1999)
20. 1999.322C (KOONTS)
705-709 UNION STREET, south side between Powell and Mason Streets; Lot 1 in Assessor's Block 118: -- Request for Conditional Use authorization to convert an existing basement from a storage use and an existing retail space on the first floor to a business or professional service use under Section 722.53 of the Planning Code, and for a proposed use size in excess of the 2,499 square feet currently permitted for nonresidential uses under Section 722.21 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 21, 1999)
21. 1999.485C (KOONTS)
1326 GRANT AVENUE, east side between Green and Vallejo Streets; Assessor's Block 132, Lot 28: -- Request for Conditional Use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 21, 1999)
22. 1999.511C (PAEZ)
900 LAGUNA HONDA BOULEVARD, south side between Portola Drive and Ulloa Street, Assessor's Block 2915 Lot 1: Request for authorization of a Conditional Use and treatment of the site as a Planned Unit Development (PUD), to allow expansion of an existing institutional use, Saint Brendan's Parish Church and Elementary School, by the construction of an approximately 8500 square-foot multi-purpose building, at the south end of the property, which would include a gymnasium, offices, meeting rooms and a kitchen in an RH-1(D) (House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.
23. 99.656C (BORDEN)
1331 9TH AVENUE, west side, between Irving and Judah Streets; Lot 7 in Assessor's Block 1764 -- Request for a Conditional Use authorization under Planning Code Section 711.43 (**Large Fast Food Restaurant**) to change the use of a vacant retail space on the first floor of an existing building in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
24. 1998.497X (LINDSAY)
215 FREMONT STREET, southeast corner of Fremont and Howard Streets, Lot 12 in Assessor's Block 3738 -- Request for determination of compliance and request for exceptions to the reduction of ground-level wind current requirements (as permitted in Planning Code Section 148), the freight loading and service vehicle space requirements (as permitted in Section 161(i)) and the bulk requirements (as permitted in Sections 270 and 272) pursuant to Section 309 with respect to a proposal to rehabilitate and seismically upgrade an

existing six-story office building through the demolition of a 19,800 square foot, four-story penthouse structure and its replacement with a new full seventh floor and partial eighth floor, with a total increase in the building's floor area to be approximately 47,240 square feet. At the ground floor, 21,660 square feet of office space is proposed to be converted to retail space, with individual retail spaces no larger than 5,000 square feet, and 1,730 square feet of ground floor office space is proposed to be converted to a pedestrian arcade along the building's Fremont Street facade. The net increase in office space and gross floor area for the building would be 24,950 square feet. The project would also renovate and upgrade the building's foundations, structural frame and exterior walls, which are proposed to be refurbished with new materials and glazing. The project site is within a C-3-O(SD) [Downtown Office Special Development] District and 350-S and 200-S Height and Bulk Districts.

25. 98.266B (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 115,896 square feet of office space (through the addition of two new stories and conversion of warehouse to office space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District and within the Northeast Mission Industrial Zone (NEMIZ) and the new Industrial Protection Zone (IPZ).
 (Continued from Regular Meeting of October 28, 1999)
26. 99.351E (CHAN)
528 6th STREET/317 HARRIET STREET **Appeal of a Preliminary Negative Declaration.** Assessor's Block 3779, Lots 3 and 125 - The proposed project would merge two lots into one and construct 24 live/work units and 24 off-street underground parking spaces within a new three story (with mezzanines) structure. The new building would be approximately 55' in height and would have vehicular access to the underground parking from 6th Street. The project would replace an existing surface parking lot. The proposed project site is located within the SLI (Service/Light Industrial Mixed Use) zoning district and within the 50-X Height and Bulk District. The site is also within the Planning Commission's adopted Industrial Protection Zone (IPZ).
 (Continued from Regular Meeting of October 28, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 4:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

27. 1999.351D (BANALES)
528-6TH STREET/317 HARRIET STREET, through lot fronting on Harriet and 6th Streets on the block bounded by Bryant and Brannan Streets, Lots 003 and 125 in Assessor's Block 3779, proposing the new construction of a live/work building in a SLI (Service/Light Industrial) District, a 50-X Height and Bulk District and within an Industrial Protection Zone.
28. 1999.168D (PURVIS)
374 - 11TH STREET, south side between Folsom and Harrison Streets, Lot 012 in Assessor's Block 3521 -- Request for Discretionary Review of Building Permit Application No.

9902812, proposing to demolish a two-story industrial building and construct a six-unit live/work building in a SLR (Service/Light Industrial/Residential Mixed Use) District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of October 21, 1999)

Note: On October 21, 1999, following public testimony, the Commission Closed the Public Hearing.

29. 98.989D (LI)
324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one illegal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.

(Continued from Regular Meeting of October 7, 1999)

Note: On August 26, 1999, following public testimony, the Commission Closed the Public Hearing.

30. 1999.635D (BILLOVITS)
580 HAYES STREET, northeast corner of the intersection at Laguna Street, Lot 10 in Assessor's Block 807 -- Request for Discretionary Review of Building Permit Application No. 9913076, proposing commercial tenant improvements to establish a Rite Aid drug and variety retail store in an existing 5,800 square-foot building now occupied by the Hayes Valley Market in the Hayes-Gough Neighborhood Commercial District

Adjournment: _____



99

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, November 18, 1999

1:30 PM

DOCUMENTS DEPT.

NOV 16 1999

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related

to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 99.490C (PURVIS)
1 HARRISON STREET, between Spear Street and The Embarcadero; Lot 2 in Assessor's Block 3769: Request for Conditional Use Approval under Planning Code Section 303 to remove a previous condition of approval provided under Motion 11149, in order to allow the conversion of 17,950 square feet of retail and service uses into office uses within an M-1 (Light Industrial) District with an 84-X Height and Bulk Designation.
(Proposed for Continuance to January 13, 2000)
2. 98.173E (MALTZER)
526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.
(Continued from Regular Meeting of October 28, 1999)
(Proposed for Continuance to December 2, 1999)
3. 98.599E (WONG)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration**. South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.
(Continued from Regular Meeting of October 21, 1999)
(Proposed for Continuance to December 16, 1999)
4. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, **Appeal of Preliminary Negative Declaration**. Construction of two new four-story, 50 feet tall buildings on two adjacent

vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area
(Continued from Regular Meeting of October 28, 1999)
(Proposed for Continuance to December 2, 1999)

5. 99.556D (BEATTY)
361 LOMBARD STREET, south side between Kearny Street and Grant Avenue, Lot 041 in Assessor's Block 0078 -- Request for Discretionary Review of Building Permit Application No. 9903366, proposing to legalize a hot tub on the roof of the two-unit building and its mechanical equipment in a light well in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 28, 1999)
Note: On October 28, 1999, the Commission passed a Motion of Intent to Disapprove by a vote of +6 to -0. Commissioner Chinchilla was absent.
(Proposed for Continuance to December 2, 1999)
6. 1999.270DD (BIILLOVITS)
2836-38 WASHINGTON STREET, north side between Scott and Divisadero Streets, Lot 013 in Assessor's Block 0979 -- Request for Discretionary Review of BPA Nos. 9903501 and 9903695S, proposing the installation of an underground garage and interior remodeling of an existing two-unit building in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to December 9, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Matters.

D. DIRECTOR'S REPORT

8. Director's Announcements.
9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

10. 99.559C (KEYLON)
714 VAN NESS AVENUE, east side between Turk and Eddy Streets, Lot 7 in Assessor's Block 742- Request for Conditional Use for a large fast food restaurant under Planning Code Section 243(c) to change use from retail use as a laundry/dry cleaners (The Valetors of San Francisco) to a large fast food restaurant (Wendy's) in an RC-4 (Residential-Commercial, High Density) District, 130-V Height and Bulk district, within the Van Ness Special Use District.

Note: On October 28, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +6 to -0. Commissioner Chinchilla was absent.

11. 1999.485C (KOONTS)
1326 GRANT AVENUE, east side between Green and Vallejo Streets; Assessor's Block 132, Lot 28: -- Request for Conditional Use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 4, 1999)

Note: On November 4, 1999, following public testimony, the Commission closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +6 to -0. Commissioner Martin was absent.

12. 99.650D (LeBLANC)
3630 JACKSON STREET, north side between Maple and Spruce Streets, Lot 005 in Assessor's Block 0969 -- Request for Discretionary Review of Building Permit Application No. 9909429S, proposing to construct a bay window with balcony above at the rear of the existing four-story, single-family dwelling in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of October 28, 1999)

Note: On October 28, 1999, following public testimony, the Commission Closed the Public Comment Period and passed a motion of intent to approve with modifications by a vote of +6 -0. Commissioner Chinchilla was absent.

F. CONSENT CALENDAR

13. 99.661Q (PURVIS)
2030 BROADWAY, south side between Buchanan and Laguna Streets, Lot 13 in Assessor's Block 566, five-unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

G. REGULAR CALENDAR

14. 1999.176E (GITELMAN)
235 SECOND STREET, WILLIAM SONOMA MIXED USE DEVELOPMENT. Public Hearing on the Draft Environmental Impact Report (EIR). The proposed project would demolish seven existing one-and two-story buildings, and expand an existing four-story warehouse building to create a seven-story (88-feet tall) building containing about 180,800 sf of office space, 40,000 sf of production and light manufacturing space, 26,600 sf of shipping, loading, and handling space, and about 50 parking spaces. The project site is bounded by Second, Tehama, and Clementina Streets in the South of Market area, Assessor's Block 3736, Lots 60, 61, 62, 64, 65, 66 and 67. (NOTE: Written comments on the Draft EIR will be accepted by the Planning Department until which ever is later.)
15. 99.027E (COOPER)
160 KING STREET, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The proposed project would demolish the existing three-story building at 151-161 Townsend Street, between Second and Third Streets (Assessor's Block 3794, Lot 25) and construct a new, nine-story (plus mechanical penthouse), 105-foot-tall office building, including 352 off-street parking spaces on a basement level and the first four above-ground levels, and one freight loading space. The proposed new building would contain approximately 156,000 gross square feet (gsf) of office space and about 9,000 gsf of ground floor retail space. The site is a through-lot with frontages on Townsend and King Streets, directly across King Street from Pacific Bell Park, and is in an M-2 (Heavy Industrial) zoning district and a 105-F height and bulk district. **NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON OCTOBER 11, 1999.**
16. 1999.512T (ROSETTER)
APPLICATION DISCLOSURE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 306.1 and 306.3 to require that, when completing an application for a conditional use or variance for a commercial use, the applicant must disclose the name under which the applicant intends to conduct business, to require that these applications be signed under penalty of perjury and to require that the intended business name also appear on the notice of the public hearings for these applications. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.
(Continued from Regular Meeting of November 4, 1999)
17. 99.656C (BORDEN)
1331 9TH AVENUE, west side, between Irving and Judah Streets; Lot 7 in Assessor's Block 1764 -- Request for a Conditional Use authorization under Planning Code Section 711.43 (Large Fast Food Restaurant) to change the use of a vacant retail space on the first floor of an existing building in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 4, 1999)
18. 98.266B (ALVIN)
1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 115,896 square feet of office space

(through the addition of two new stories and conversion of warehouse to office space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District and within the Northeast Mission Industrial Zone (NEMIZ) and the new Industrial Protection Zone (IPZ).
(Continued from Regular Meeting of November 4, 1999)

19. 1999.438CV (ALVIN)
2642-46 3RD STREET, west side of 3rd Street between 22st and 23rd Streets, Lot 21 in Assessor's Block 4172-- Request for Conditional Use Authorization under Planning Code Section 161(j) to add two dwelling units without providing two additional off-street parking spaces. The property is in an NC-2 (Small Scale Neighborhood Commercial) District, and a 50-X Height and Bulk District.
(Continued from Regular Meeting of November 4, 1999)
20. 1999.438CV (ALVIN)
2642-46 3RD STREET, west side of 3rd Street between 22st and 23rd Streets, Lot 21 in Assessor's Block 4172-- Request for a variance under Section 135(g)(2) to reduce the width of an inner court to be used as common open space between the two proposed structures. The property is in an NC-2 (Small Scale Neighborhood Commercial) District, and a 50-X Height and Bulk District.
(Continued from Regular Meeting of November 4, 1999)
21. 99.489C (PURVIS)
201 9TH STREET, between Howard and Folsom Streets; Lot 82 in Assessor's Block 3729: Request for Conditional Use Authorization under Planning Code Section 181 (f) to permit the intensification of operation for a legal non-conforming nighttime entertainment use (known as "Asia SF") in an SLR (Service/Light Industrial/Residential) District within the South of Market Mixed Use District with a 50-X Height and Bulk Designation..
22. 99.363C (WOODS)
2237 UNION STREET, south side between Fillmore and Steiner Streets, Lot 031 in Assessor's Block 0539 -- Request for Conditional Use Authorization under Section 161(j) of the Planning Code to allow reduction of the off-street parking requirement from one space to zero in order to convert the existing top two floors of commercial (office) use to one residential unit, and to maintain the ground floor commercial (office) use in an existing three-story building in the Union Street Neighborhood Commercial District with a 40-X Height and Bulk District.
23. 99.367C (WILSON)
634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.
24. 99.612C (LeBLANC)
488 HAYES STREET, on the north side between Octavia and Gough Streets; Lot 016 in Assessor's Block 0808 -- Request for Conditional Use authorization to allow "Other Entertainment", as required per Section 720.48 (and defined in Section 790.38) of the

Planning Code, at a bar located within the Hayes-Gough Neighborhood Commercial District and a 40-X Height and Bulk District.

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 4:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:30 PM, but have not been called or heard by 4:30 PM, could be continued to a later time or date as determined by the Commission.

25. 98.712D (ZWIERZYCKI)
36-46 STATES STREET, north side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District.
.. (Continued from Regular Meeting of September 23, 1999)

Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. The Planning Commission requested that the Project Sponsor meet with the neighborhood to revise plans to accommodate neighborhood concerns.

26. 99.060D (PURVIS)
139 STILLMAN STREET, south side between 3rd and Th Streets, Lot 125 in Assessor's Block 3762 -- Request for Discretionary Review of Building Permit Application No. 9912968S, proposing the new construction of an 8-unit live/work building on a vacant lot in a SLI (Service/Light Industrial) District, a 40-X Height and Bulk District and within a Mixed Use Area.
(Continued from Regular Meeting of November 4, 1999)

27. 99.061D (PURVIS)
113 STILLMAN STREET, south side between 3rd and Th Streets, Lot 122 in Assessor's Block 3762 -- Request for Discretionary Review of Building Permit Application No. 9912951S, proposing the demolition of one commercial building and the new construction of a 14-unit live/work building in a SLI (Service/Light Industrial) District, a 40-X Height and Bulk District and within a Mixed Use Area.
(Continued from Regular Meeting of November 4, 1999)

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 2, 1999

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

NOV 30 1999

SAN FRANCISCO
PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners,

necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.703C (ALVIN)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1 (Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
(Continued from Regular Meeting of October 28, 1999)
(Proposed for Continuance to January 27, 2000)
2. 1999.312E (JAROSLAWSKY)
699 PENNSYLVANIA AVENUE, Assessor's Block 4104, Lot 002 - **Appeal of Preliminary Negative Declaration**. The proposal includes the demolition of an existing 4,500 square foot building and the construction of an 17,126 square foot building. The new structure would contain 10 live/work loft units and 10 parking spaces. Ingress and egress to the garage area would be along 22nd Street. The structure would utilize the entire site, be a maximum of 40 feet in the height and contain three stories, not including the garage level. The project site is located in an M-1 (Light Industrial) Zoning District, within the Potrero Hill District of the City of San Francisco. The project site is also within the Industrial Protection Buffer Zone (IPZ) and will undergo mandatory Discretionary Review.
(Continued from Regular Meeting of November 4, 1999)
(Proposed for Continuance to January 13, 2000)
3. 1999.027BC (BANALES)
160 KING STREET, on the north side, being a through lot to Townsend Street, between 2nd and 3rd Streets; Lot 25 in Assessor's Block 3794 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit new construction of a 9-story over basement office building, not to exceed 176,000 square feet of office space. Request for Conditional Use authorization to allow Special Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271. This notice shall also set forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 and 314.4. The is within an M-2 (Heavy Industrial) and 105-F Height and Bulk District.
(Proposed for Continuance to January 6, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed

the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption - draft minutes of 10/21/99 and 10/28/99
5. Commission Matters.

D. DIRECTOR'S REPORT

6. Director's Announcements.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

8. 98.500D (MILLER)

111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.

Note: On October 7, 1999, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove this project. The vote was +4 -3 (Chinchilla, Mills, Theoharis). Staff was instructed to provide further analysis for inclusion in IPZ. The item is to be calendered for final action on October 28, 1999. On October 28 the Commission passed a motion of intent to approve which failed to carry by a vote of +3 to -3 (Antenore, Joe, Martin) Commissioner Chinchilla was absent. Item was continued to 12/2/99.

9. 1999.485C (KOONTS)

1326 GRANT AVENUE, east side between Green and Vallejo Streets; Assessor's Block 132, Lot 28: -- Request for Conditional Use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 18, 1999)

Note: On November 4, 1999, following public testimony, the Commission closed the Public Comment Period. A Motion of Intent to Approve carried by a vote of +6 to -0. Commissioner Martin was absent.

10. 99.656C (BORDEN)
1331 9TH AVENUE, west side, between Irving and Judah Streets; Lot 7 in Assessor's Block 1764 -- Request for a Conditional Use authorization under Planning Code Section 711.43 (Large Fast Food Restaurant) to change the use of a vacant retail space on the first floor of an existing building in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 4, 1999)
NOTE: On November 18, 1999, following public testimony, the Commission closed the Public Comment Period. A Motion of Intent to Approve carried by a vote +7 -0.
11. 99.556D (BEATTY)
361 LOMBARD STREET, south side between Kearny Street and Grant Avenue, Lot 041 in Assessor's Block 0078 -- Request for Discretionary Review of Building Permit Application No. 9903366, proposing to legalize a hot tub on the roof of the two-unit building and its mechanical equipment in a light well in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 18, 1999)
Note: On October 28, 1999, the Commission passed a Motion of Intent to Disapprove by a vote of +6 to -0. Commissioner Chinchilla was absent.

E. REGULAR CALENDAR

12. 1999.442E (WONG)
EXECUTIVE PARK DEVELOPMENT PLAN, CERTIFICATION OF SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT; Portions of Lots 75, 85, 86 and 88/90 of Assessor's Block 4991; Lots 24, 61, and 65 of Assessor's Block 153 (within the area generally bounded by Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the east, and Bayview Hill to the north). The proposal is to complete construction of the Executive Park Development previously approved by the Planning Commission. The project sponsor is requesting modifications of the Conditional Use authorization and an extension of the authorization beyond December 1999. Build-out of the project's remaining development would occur on the parcels noted above, within four areas: north of Executive Park Boulevard North in existing parking lots, on both sides of Thomas Mellon Drive, south of Alana Way, and south of Crescent Way in the residential portion of the site. The balance of the project to be developed includes a total of about 1.324 million gross square feet (gsf) of office space, 57,500 gsf of retail and restaurant space, a 25,000-gsf health club, a 10,000-gsf day care center, parking for about 2,438 vehicles (or more, with a variant that would involve an additional 1,400 to 1,870 parking spaces), a hotel with 350 rooms, and about 263 residential units with about 488 parking spaces.
Note: The public hearing for this item is closed. The public comment period for the Draft SEIR ended on September 14, 1999.
13. 1999.176E (GITELMAN)
235 SECOND STREET, WILLIAM SONOMA MIXED USE DEVELOPMENT. Public Hearing on the Draft Environmental Impact Report (EIR). The proposed project would demolish seven existing one- and two-story buildings, and expand an existing four-story warehouse building to create a seven-story (88-feet tall) building containing about 180,800 sf of office space, 40,000 sf of production and light manufacturing space, 26,600 sf of shipping, loading, and handling space, and about 50 parking spaces. The project site is bounded by Second,

Tehama, and Clementina Streets in the South of Market area, Assessor's Block 3736, Lots 60, 61, 62, 64, 65, 66 and 67. (NOTE: Written comments on the Draft EIR will be accepted by the Planning Department until which ever is later.)

(Continued from Regular Meeting of November 18, 1999)

14. 98.369A (KOMETANI)
435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Certificate of Appropriateness authorization under Planning Code, Article 10, to demolish an existing one-story parking structure and to construct a new five-story building in the Jackson Square Historic District. The subject property is zoned C-2 (Community Business) District, is in a 65-A Height and Bulk District, and is in the Washington-Broadway Special Use District
15. 98.369B (IONIN)
435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Project Authorization under Sections 321 and 322 of the Planning Code to allow the creation of office space greater than 25,000 gross square feet (gsf). The property is in the Jackson Square Historic District, Washington-Broadway Special Use District, a C-2 (Community Business) District, and a 65-A Height and Bulk District. The proposal is to demolish a single-story off-street parking structure and construct a new five-story office building approximately 60 feet tall, containing approximately 32,500 gsf of office space, 521 gsf of ground floor retail space, and approximately 7,500 gsf of off-street parking (15 spaces).
16. 1999.532ET (ROSETTER)
PLANNING CODE AMENDMENT: MISSION ALCOHOL RUSD EXCEPTION FOR GROCERY RELOCATION. The existing Mission Alcoholic Beverage Restricted Use Subdistrict (RUSD) which is bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Streets, prohibits any new establishment selling or serving alcoholic beverages within that district, but makes an exception for bonafide restaurants. The proposed amendment would allow an existing grocery store to transfer its liquor license to elsewhere within the RUSD, provided, 1) that it would be for the same type of license as held at the prior location; 2) that the grocery store had this license since before the effective date of the Mission Alcohol RUSD; 3) that the store relocation occurs within 24 months after the effective date of the Mission Alcohol RUSD; 4) that the new location is within 500 feet of the prior location; 5) that the proportion of the floor area devoted to alcohol sales at the new location will not be significantly increased; 6) that alcohol sales are abandoned at the former site.
17. 1999.575 TT (ROSETTER)
REVISION TO THE CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT. Consideration of a proposal to initiate a revision to a proposed amendment to the Planning Code previously initiated by the Planning Commission and recommended for adoption by the Commission on October 7, 1999 but not heard by the Board of Supervisors. That proposal and this revision would amend Section 303 to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval or have become a public nuisance. The process would involve a public hearing to consider revoking the conditional use permit, modifying conditions of approval or taking other abatement action and would include an opportunity to appeal a decision to the Board of Supervisors. The current, proposed revisions would delete the provision whereby tenants would be allowed to sign an appeal petition, due to the difficulty of recording, counting and noticing tenants; would delete language that implied that the

procedure would not apply to conditional uses that were "grand fathered in"; and would require notice of the abatement hearing to be sent to the permit holder by regular mail as well as certified mail. The original amendment provided only for certified mail notification. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

18. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.
(Continued from Regular Meeting of November 18, 1999)
19. 98.173E (MALTZER)
526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project.** The site currently contains a two-story office building and a one-story to two-story building occupied by a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.
(Continued from Regular Meeting of November 18, 1999)

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

20. 98.173D (MILLER)
526-548 BRANNAN STREET, through lot to Freelon Street between 4th and 5th Streets, Lots 038 and 041 in Assessor's Block 3777 -- Staff-initiated Discretionary Review of BPA Nos. 9803230, 9905488, 9905479, 9803229, and 9918996, proposing to demolish two buildings and to construct three new live/work buildings with a total of 108 units in a SLI (Service, Light Industrial, Residential) District, a 50-X Height and Bulk District, and in an Industrial Protection Zone.

21. 98.891D (MILLER)
2002 THIRD STREET & 595 MARIPOSA STREET., southwest corner of the intersection of 3rd and Mariposa Streets, Lots 023 and 022 in Assessor's Block 3995 -- Staff-initiated Discretionary Review of BPA Nos. 9913151S and 9913353S, proposing to construct two new live/work buildings at 2002 - 3rd Street and 595 Mariposa Street with 38 and 8 units, respectively, in a M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and in a Mixed Use Housing Zone.
22. 98.712D (ZWIERZYCKI)
36-46 STATES STREET, north side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District. (Continued from Regular Meeting of November 18, 1999)
Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. The Planning Commission requested that the Project Sponsor meet with the neighborhood to revise plans to accommodate neighborhood concerns.
23. 99.653D (MIRAMONTES)
2515 SCOTT STREET., west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District
24. 99.610D (KIM)
309 MISSISSIPPI STREET, east side between 18th and 19th Streets, Lot 021A in Assessor's Block 4039 -- Request for Discretionary Review of BPA No. 9907551, proposing to add one dwelling unit at the ground level and its required additional off-street parking, and construct a horizontal expansion to the existing two-story-over-garage single-family dwelling in a RH-3 (House, Three-Family) District.

Adjournment: _____



PLANNING DEPARTMENT

City and County of San Francisco

1660 Mission Street

San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING / ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

ADDENDUM

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 2, 1999
1:30 PM**

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Linda D. Avery, Commission Secretary

D. DIRECTOR'S REPORT

Report on the construction status at 2836 Washington Street.

DOCUMENTS DEPT.

NOV 29 1999

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PUBLIC LIBRARY

1. The first part of the document is a list of the names of the members of the committee.

2. The second part of the document is a list of the names of the members of the committee.

3. The third part of the document is a list of the names of the members of the committee.

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22.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 9, 1999

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

DEC - 7 1999

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Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
Commissioners

Linda D. Avery, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 1999.247E (KUGLER)
1247 HARRISON STREET, south side of Harrison between 8th and 9th Streets (Block 3757, lots 63, 65, and 66). **Appeal of a Preliminary Negative Declaration.** The proposed project that is the subject of the PND would remove bus parking around and incidental uses in the former Shrader Iron Works building, demolish the structures, and construct three new three-story buildings for a total of 64 live/work units. Parking would be provided at a one to one ratio for a total of 64 spaces. The proposed buildings would be about 45 feet in height at the roof level with additional height from a parapet and stair penthouses which would raise the height by approximately 10 feet for a total of 55 feet. The project is within the Interium Industrial Protection Zone.
(Proposed for Continuance to January 27, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Commissions Matters.
3. Consideration of adoption - draft minutes of 11/4/99 and 11/18/99.

D. DIRECTOR'S REPORT

4. Director's Announcements.
5. Status Report on School for Self Healing

6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

7. 98.500D (MILLER)
111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.
Note: On October 7, 1999, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove this project. The vote was +4 -3 (Chinchilla, Mills, Theoharis). Staff was instructed to provide further analysis for inclusion in IPZ. The item is to be calendered for final action on October 28, 1999. On October 28 the Commission passed a motion of intent to approve which failed to carry by a vote of +3 to -3 (Antenore, Joe, Martin) Commissioner Chinchilla was absent. On December 2, 1999, the Commission passed a motion of intent to approve which failed to carry by vote +3 -2 (Antenore, Joe). Commissioners Chinchilla and Martin were absent.
Item was continued to 12/9/99.

F. REGULAR CALENDAR

8. 1999.575 TT (ROSETTER)
REVISION TO THE CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT.
Consideration of a proposal to initiate a revision to a proposed amendment to the Planning Code previously initiated by the Planning Commission and recommended for adoption by the Commission on October 7, 1999 but not heard by the Board of Supervisors. That proposal and this revision would amend Section 303 to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval or have become a public nuisance. The process would involve a public hearing to consider revoking the conditional use permit, modifying conditions of approval or taking other abatement action and would include an opportunity to appeal a decision to the Board of Supervisors. The current, proposed revisions would delete the provision whereby tenants would be allowed to sign an appeal petition, due to the difficulty of recording, counting and noticing tenants; would delete language that implied that the procedure would not apply to conditional uses that were "grand fathered in"; and would require notice of the abatement hearing to be sent to the permit holder by regular mail as well as certified mail. The original amendment provided only for certified mail notification. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.
(Continued from Regular Meeting of December 2, 1999)
9. (GITELMAN)
Resolution delegating to the Environmental Review Officer (ERO) Responsibility for Taking Testimony at Draft EIR Hearings and Reporting Back to the City Planning Commission at a Continuation of such Hearing.
10. 98.766E (GITELMAN)
535 MISSION STREET OFFICE PROJECT. Certification of the Final Supplemental

Environmental Impact Report (SEIR). The proposed project would demolish an existing 15,000 sf building and construct a 294 foot tall (22 story) office building at the corner of Mission Street and Shaw Alley (near First Street) in downtown San Francisco (Assessor's Block 3721, Lots 68 and 83). The project would result in a net increase of about 243,000 sf of office space and 3,000 sf of retail space on the site. The new building would provide ground level public open space within the building and Shaw Alley, and would provide valet parking for about 39 vehicles. **Note: the public hearing for this item is closed. The public comment period for the Draft SEIR ended on October 21, 1999.**

11. 99.027E (COOPER)
160 KING STREET, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The proposed project would demolish the existing three-story building at 151-161 Townsend Street, between Second and Third Streets (Assessor's Block 3794, Lot 25) and construct a new, nine-story (plus mechanical penthouse), 105-foot-tall office building, including 352 off-street parking spaces on a basement level and the first four above-ground levels, and one freight loading space. The proposed new building would contain approximately 174,900 gross square feet (gsf) of office space and about 8,100 gsf of ground floor retail space. The site is a through-lot with frontages on Townsend and King Streets, directly across King Street from Pacific Bell Park, and is in an M-2 (Heavy Industrial) zoning district and a 105-F height and bulk district. **NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON OCTOBER 11, 1999.**
(Continued from Regular Meeting of November 18, 1999)
12. 98.281E (AHMADI)
185 BERRY STREET, CHINA BASIN LANDING OFFICE EXPANSION- Public hearing on the Draft Environmental Impact Report. The proposed project would be the vertical expansion of the existing China Basin Landing building on Berry Street by adding three stories to the existing three floors. The expansion would consist of approximately 193,600 gross square feet of office space and rise to a total height of approximately 87 feet. No parking has been proposed in conjunction with the office expansion project. The project site is bounded by Berry Street, Third Street, the China Basin Channel, and Fourth Street in the South Beach/China Basin area of San Francisco (Assessor's Block 3803, Lot 5). As part of the project a height reclassification is being proposed to increase the height limit from 60 feet to 90 feet. The project would require approval by the Planning Commission pursuant to Planning Code Sections 302 and 306 (Amendments to the Planning Code) and 321 (Office Development: Annual Limit) and approval of a variance to allow zero parking spaces where 329 are required by the Planning Code. The project would require approval from the Board of Supervisors for height reclassification. The purpose of the hearing is to take public comment on the adequacy of the Draft EIR which was published on November 6, 1999.
13. 99.530C (WANG)
1708 - 1712 WAWONA STREET, northwest corner of 28th Avenue and Wawona Street; Lot 24 in Assessor's Block 2468 - - Request for authorization of a Conditional Use to allow subdivision of the subject vacant lot into two new lots, with each lot having a width of less than the required minimum lot width of 25 feet, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
14. 99.657C (BORDEN)
110 MERCED AVENUE, north side, between Pacheco Street and Kensington Way; Lot 4 in Assessor's Block 2886 -- Request for a Conditional Use authorization under Planning Code Section 209.3(j) (Institutional Uses Permitted in R Districts) to change the use of an existing

building in the RH-1(D) (House, One-Family (Detached Dwellings)) District and a 40-X Height and Bulk District.

15. 1998.496C (PAEZ)
333 DOLORES STREET, The Childrens Day School, east side between 16th and 17th Streets. Assessor's Block 3567, Lot 57, a portion of City Landmark 137. Request for authorization of a Conditional Use to expand an existing elementary school from pre-school through fourth grade to include pre-school through eighth grade, as well as to construct a new school building which would contain classrooms, administrative offices and a multi-purpose room, in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 28, 1999)

G. SPECIAL DISCRETIONARY REVIEW HEARING

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16. 98.712D (ZWIERZYCKI)
36-46 STATES STREET, north side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of December 2, 1999)
Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. The Planning Commission requested that the Project Sponsor meet with the neighborhood to address neighborhood concerns.
17. 98.989D (LI)
324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one illegal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.
(Continued from Regular Meeting of November 4, 1999)
Note: On August 26, 1999, following public testimony, the Commission Closed the Public Hearing.
18. 1999.680D (BORDEN)
926 WAWONA STREET, north side between 20th and 21st Avenues, Lot 026 in Assessor's Block 2476 -- Request for Discretionary Review of BPA No. 9913254, proposing to add a second floor and horizontal extension at the rear to an existing dwelling in a RH-1 (House, One-Family) District.

19. 99.472D (KEYLON)
2355 VALLEJO STREET, south side between Steiner and Fillmore Streets, Lot 021 in Assessor's Block 0563 -- Request for Discretionary Review of BPA No. 9902775, proposing to construct a third story on top of an existing two-story-over-garage single-family dwelling and first floor rear addition in a RH-1 (House, One-Family) District.
20. 1999.270DD (BIILLOVITS)
2836-38 WASHINGTON STREET, north side between Scott and Divisadero Streets, Lot 013 in Assessor's Block 0979 -- Request for Discretionary Review of BPA Nos. 9903501 and 9903695S, proposing the installation of an underground garage and interior remodeling of an existing two-unit building in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of November 18, 1999)
21. 1999.679D (SMITH)
3015 WASHINGTON STREET, south side between Broderick and Baker Streets, Lot 034 in Assessor's Block 1000 -- Request for Discretionary Review of BPA No. 9912719S, proposing to construct a one-story rear deck to an existing two-story-over-garage single-family residence in a RH-2 (House, Two-Family) District

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, December 16, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

DEC 14 1999

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Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
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1:30 PM

ROLL CALL: Commission President: Anita Theoharis
Commission Vice President: Beverly Mills
Commissioners: Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson

A. ITEMS TO BE CONTINUED

1. 99.516C (BEATTY)
262-268 CHESTNUT STREET, north side between Grant and Kearny Streets, Lot 5 in Assessor's Block 55-- Request for Conditional Use authorization to subdivide the subject lot, with one single family dwelling on each lot. The two lots would have front widths of 18 feet-6 inches, which is less than the required width of 25 feet. The subject lot is in an RH-3 District and a 40-X Height and Bulk District.
(Proposed for Continuance to January 6, 1999)
2. 99.630C (FALLAY)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (Assembly, Personal and Social Services) above the ground story, as required by Planning Code Section 209.8, in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.
(Proposed for Continuance to January 6, 2000)
3. 98.922C (PEPPER)
7355 GEARY BOULEVARD, south side between 37th and 38th Avenues; Lot 034 in Assessor's Block 1507: -- Request for Conditional Use authorization under Section 187.1 of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including the addition of a new convenience store, in an RM-1 (Residential, Mixed, Low Density) District.
(Continued from Regular Meeting of July 22, 1999)
(Proposed for Continuance to February 25, 2000)
4. 99.218E (COOPER)
1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET. Assessors Block 663, Lots 1, 28, 28A, 29 and 30. **Appeal of Preliminary Negative Declaration.** The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two-to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight off-street parking spaces. The project site is located at the corner of Pine and Octavia Streets and is in an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.
(Proposed for Continuance to January 20, 2000)
5. 98.599E (WONG)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.** South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning

district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Continued from Regular Meeting of November 18, 1999)

(Proposed for Continuance to January 27, 2000)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption - draft minutes of 12/2/99.

7. Commission Matters

D. DIRECTOR'S REPORT

8. Director's Announcements.

9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

10. (BADINER)
Informational hearing and Commission Comment on the Planning Department's Code Enforcement Survey and proposed Code Enforcement Program and associated enforcement priorities.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

11. 99.635D (BILLOVITS)
580 HAYES STREET, northeast corner of the intersection at Laguna Street, Lot 10 in Assessor's Block 807 -- Request for Discretionary Review of Building Permit Application No.

9913076, proposing commercial tenant improvements to establish a Rite Aid drug and variety retail store in an existing 5,800 square-foot building now occupied by the Hayes Valley Market in the Hayes-Gough Neighborhood Commercial District
(Continued from Regular Meeting of November 4, 1999)

Note: On November 4, 1999, following public testimony, the Commission closed the public hearing. A motion to take D.R. and disapproved resulted in a vote of +3 -3 (Joe, Chinchilla, Theoharis voted No). Item was continued to 12/16/99. Commissioner Martin was absent.

F. REGULAR CALENDAR

12. 1999.176E (GITELMAN)
235 SECOND STREET, WILLIAM SONOMA MIXED USE DEVELOPMENT. 235 SECOND STREET, WILLIAM SONOMA MIXED USE DEVELOPMENT. Certification of the Final Environmental Impact Report (EIR). The proposed project would demolish seven existing one-and two-story buildings, and expand an existing four-story warehouse building to create a seven-story (88 feet tall) building containing about 180,800 sf of office space, 40,000 sf of production and light manufacturing space, 26,600 sf of shipping, loading, and handling space, and about 50 parking spaces. The project site is bounded by Second, Tehama, and Clementina Streets in the South of Market area, Assessor's Block 3736, Lots 60, 61, 62, 64, 65, 66, and 67. **Note: the public hearing for this item is closed. The public comment period for the Draft EIR ended on December 2, 1999.**
13. 98.714E (GLASNER)
350 RHODE ISLAND STREET, OFFICE BUILDING. Certification of Final Environmental Impact Report. The proposed project is to construct a four-story office building on the block bounded by Rhode Island, 17th, Kansas, and 16th Streets. After demolition of the existing building which was used as a solid waste transfer facility (previously owned by NORCAL), the new building would contain about 300,000 square feet of office space and about 3,000 square feet of first floor retail space. It would also contain 491 self-park spaces or 642 valet parking spaces on two and one-half levels of underground parking. This project is in an M-2 (Heavy Industrial) zoning district and in a 50-X Height and Bulk district. The proposal would require approval under Planning Code Section 321 (Office Development: Annual Limit) and conditional use authorization as a Planned Unit Development. (Glasner)
Note: The period of receipt of comments on this document closed on October 12, 1999. The Planning Commission held a public hearing to receive testimony on the Draft EIR on October 7, 1999. No testimony will be taken at this meeting.
14. 98.604E (NAVARRETE)
MISSION STEUART HOTEL AND MUNI LAYOVER RELOCATION-- Public Hearing on Draft Environmental Impact Report. On Assessor's Block 3714, Lots 6, 7, 8, 9, and 17, the approximate 35,000 square-foot project is currently used as a MUNI bus layover yard. The proposed project would rezone the project site and construct a hotel with accessory uses following relocation of MUNI bus layover functions. The existing MUNI bus layover yard, including buses and the portable restroom on the site, would be removed and bus layover functions would be relocated to streets in the area. The new layovers are proposed to be in the following locations, all between Mission and Market Streets: No. 7, No. 21, and No. 71 lines would layover on the east side of Steuart Street; No. 9 line would be relocated to the east side of Main Street near Mission Street; Nos. 14, 14L and 14X would remain on the west side of Steuart Street; and No. 31 line would be moved to the north side of Mission Street near Main Street. Two bus lines (No. 2 and No. 6) would relocate to the Transbay Terminal.

The project would construct a hotel which varies from 40 to 84 feet in height, containing approximately 200 hotel rooms, 3,000 square feet of retail space, 2,200 square feet of meeting room space, 3,800 square feet of valet parking space, one off-street loading space, and six bicycle spaces. The project would accommodate a transit shelter on the project site, adjacent to the hotel. The project site is located in a P (Public) zoning district and in an 84-E and OS (Open Space) height and bulk district. PROPOSED FOR CONTINUANCE TO DECEMBER 16, 1999. **Note: Public comments will be accepted from August 21, 1999, to December 16, 1999 at 5:00 p.m. or the close of the Public Hearing before the Planning Commission, whichever is later.**

(Continued from Regular Meeting of September 23, 1999)

15. 99.367C (WILSON)
634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 18, 1999)
16. 98.369A (KOMETANI)
435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Certificate of Appropriateness authorization under Planning Code, Article 10, to demolish an existing one-story parking structure and to construct a new five-story building in the Jackson Square Historic District. The subject property is zoned C-2 (Community Business) District, is in a 65-A Height and Bulk District, and is in the Washington-Broadway Special Use District
(Continued from Regular Meeting of December 2, 1999)
17. 98.369B (IONIN)
435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Project Authorization under Sections 321 and 322 of the Planning Code to allow the creation of office space greater than 25,000 gross square feet (gsf). The property is in the Jackson Square Historic District, Washington-Broadway Special Use District, a C-2 (Community Business) District, and a 65-A Height and Bulk District. The proposal is to demolish a single-story off-street parking structure and construct a new five-story office building approximately 60 feet tall, containing approximately 32,500 gsf of office space, 521 gsf of ground floor retail space, and approximately 7,500 gsf of off-street parking (15 spaces).
(Continued from Regular Meeting of December 2, 1999)
18. 1999.008EC (WANG)
1298 BROTHERHOOD WAY, the St. Thomas More Catholic Church Campus at the southwest corner of Junipero Serra Boulevard and Brotherhood Way on both sides of Thomas More Way; Lots 2, 10, 19, and 20 in Assessor's Block 7380 - - Request for Conditional Use authorization for a Planned Unit Development (PUD) proposing (1) construction of a residential care facility, known as The Elder Care Alliance Assisted Living Facility, providing lodging, board and care to seven or more persons in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District, (2) exceptions from rear yard requirements and off-street parking requirements, and (3) relocation of the existing St. Thomas More Catholic Church parking onto a different lot,

across Thomas More Way at the St. Thomas More Elementary School playground, with an amount of parking exceeding the amount classified as accessory parking.
(Continued from Regular meeting of October 28, 1999)

Note: On October 28, 1999 , following public testimony the Commission closed the public hearing.

19. 99.703C (KEYLON)
2359 CHESTNUT STREET, south side between Scott and Divisadero Streets, Lot 18F in Assessor's Block 936- Request for Conditional Use Authorization under Planning Code Section 711.43 for a large fast food restaurant, the Bread Basket, as defined by Planning Code Section 790.90, in an NC-2 (Neighborhood Commercial Small Scale) District and 40-X Height and Bulk district.
20. 99.486C (BEATTY)
998 BUSH STREET, northeast corner of Bush and Jones Streets, Lot 6 of Assessor's Block 275.-- Request for Conditional Use authorization to construct an addition to the existing building above a height of 40 feet. The proposal is to expand four of the units on the top floor to create a partial sixth story, for a total height of 52 feet. The subject building is in an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.
21. 99.683C (BORDEN)
20 WOODSIDE AVENUE (501 LAGUNA HONDA BLVD.), St. John's United Church of Christ, at the southeastern corner of Woodside Avenue and Laguna Honda Boulevard; Lot 1 in Assessor's Block 2888A -- Request for a Conditional Use authorization under Planning Code Section 209.6 to install a total of 3 panel antennae and an equipment room on the interior of the bell tower of St. John's United Church of Christ as part of a wireless telecommunication network in the RH-1 (D) (House, One-Family (Detached Dwellings)) District and a 40-X Height and Bulk District.
22. 99.730C (PEPPER)
1100 OAK STREET, northwest corner at Divisadero; Lot 016 in Assessor's Block 1215 : -- Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing commercial building as part of Sprint's wireless telecommunications network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
23. 99.173E (MALTZER)
526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site currently contains a two-story office building and a one-story to two-story building occupied by a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.
(Continued from Regular Meeting of December 2, 1999).

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately **5:00 PM** the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

24. 98.173D (MILLER)
526-548 BRANNAN STREET, through lot to Freelon Street between 4th and 5th Streets, Lots 038 and 041 in Assessor's Block 3777 -- Staff-initiated Discretionary Review of BPA Nos. 9803230, 9905488, 9905479, 9803229, and 9918996, proposing to demolish two buildings and to construct three new live/work buildings with a total of 108 units in a SLI (Service, Light Industrial, Residential) District, a 50-X Height and Bulk District, and in an Industrial Protection Zone.
(Continued from Regular Meeting of December 2, 1999)
25. 99.751D (PEPPER)
3949 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 034 in Assessor's Block 0991 -- Request for Discretionary Review of BPA No. 9914996, proposing to merge two dwelling units into one single-family dwelling and construct a three-story rear addition in a RH-1 (House, One-Family) District.
26. 99.667D (ZWIERZYCKI)
127 MOFFIT STREET, west side between Diamond and Bemis Streets, Lot 019 in Assessor's Block 6713 -- Request for Discretionary Review of BPA No. 9907912, proposing to construct an attached two-story addition at the rear of a two-story, single-family residence in a RH-1 (House, One-Family) District.
27. 99.753D (ZWIERZYCKI)
1051 GENEVA AVENUE (AKA 881 LISBON STREET), northeast corner of Geneva Avenue and Lisbon Street, Lot 015 in Assessor's Block 6407 -- Request for Discretionary Review of BPA No. 9905545, proposing to legalize the second unit on the ground floor of a two-story, two-unit building in a RM-1 (Residential, Mixed, Low Density) District.

Adjournment: _____

